

CITY OF DALTON

2014-2018 CONSOLIDATED PLAN

PREPARED FOR SUBMISSION TO THE
U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT



Community Development Block Grant
Program

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As recipients of federal grant funds, HUD requires the City of Dalton to produce a Five-Year Consolidated Plan and Annual Action Plan. It also serves as the application for funding for the Community Development Block Grant (CDBG) federal entitlement program that serves low income individuals and/or families.

The City of Dalton's Five-Year Consolidated Plan (Con Plan) identifies the community's affordable housing, community development and economic development needs, and outlines a comprehensive and coordinated strategy for addressing them. The City's upcoming five-year strategy will focus primarily of devoting federal resources to areas in the city where the greatest concentration of poverty exists.

HUD has established three priority goals for jurisdictions across the country to pursue as part of their consolidated planning efforts: decent housing, suitable living environment, and providing economic opportunity.

The ability of the City to attain these goals utilizing CDBG funds can be identified through the following performance measures:

Decent Housing: The provision of decent housing assists both the homeless and persons at risk of becoming homeless in obtaining housing; retains the existing units in the housing stock; increases the availability of permanent housing in standard condition and at affordable cost to low- and moderate-income (LMI) families. Decent housing also increases the supply of supportive housing with services needed to enable persons with special needs to live independently, and provides affordable housing to low to moderate income persons in areas that are accessible to job opportunities.

Suitable living environment: The provision of a suitable living environment improves the safety and livability of neighborhoods; increases access to quality public and private facilities and services; reduces the isolation of income groups within a community or geographical area by offering housing opportunities for person of lower-income and revitalizes deteriorating or deteriorated neighborhoods; restores, enhances, and preserves natural and physical features of special value for historic, architectural or aesthetic reasons; and conserves energy resources.

Provide economic opportunity: The provision of expanded economic opportunities creates and retains jobs; establishes, stabilizes, and expands small businesses (including micro-businesses); provides public services concerned with employment; provides jobs to low income persons living in areas affected by those programs and activities; makes available mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; provides access to capital and credit for development activities that promote the long-term economic and social viability of the community; and provides empowerment and self-sufficiency opportunities for low income persons to reduce generational poverty in federally-assisted and public housing.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Over the next five years, the City will continue to provide low and moderate income persons with housing assistance, and continue to allocate CDBG to local nonprofit organizations to provide essential social services for the homeless, LMI persons, and non-homeless special needs population.

The City of Dalton has identified these main goals:

- Provide housing counseling and intake assessment for residents in the low/mod service areas for stabilizing the homeless, foreclosure prevention, and home purchase.
- Enrich community services and provide limited economic development by funding local non-profits.
- Provide transitional housing to serve victims and children of domestic violence and homeless persons.
- Provide Code enforcement officer in low income areas.
- Provide ADA Compliance at public parks and playground equipment.
- Provide rehabilitation on low to moderate rental property/public housing units for low income persons, elderly and/or disabled.
- **As of 2017-2018 plan year the City has determined that all ADA Compliance needs have been met. A new need/goal has been determined for sidewalks in the Local Target Area on streets without any sidewalks.**

3. Evaluation of past performance

In the FY 2012 Consolidated Annual Performance Evaluation Report (CAPER), the City of Dalton met two performance measures-decent housing and suitable living environment. Limited funds were allocated for economic development to provide local daycares with public service funds. The City provided funding for housing counseling, emergency shelter for abused spouses and children, and

transitional housing. Renovations were made to a senior center and a facility that assisted homeless persons.

4. Summary of citizen participation process and consultation process

Citizen Participation

During the preparation of the City of Dalton's 2014-2018 Consolidated Plan, a public hearing was held on Friday, April 25, 2014 at 10:00 AM to obtain public input for community needs. Past sub-recipients were contacted by email for input and attendance of the public hearing. The 30 day comment period was Monday, April 14, 2014-Monday, May 13, 2014. The executive summary and draft of the Consolidated Plan was available for review in the CDBG Program Office at the Dalton City Hall. Technical assistance will be provided later in the program year with the sub-recipients that receive funding.

Projects funding was presented by Mayor and Council on April 17, 2017 in Council Meeting with the new sidewalk project. This choice initiated the Con Plan Amendment. The 30 day comment period was Tuesday, April 25, 2017-Friday, May 26, 2017. The plan amendment was available on the City's website and at Dalton City Hall. A Public Hearing for comments and review was held on Wednesday, May 10, 2017.

Consultation

The City of Dalton received consultation from W. Frank Newton Consulting, Inc. for the preparation of the Analysis of Impediments to Fair Housing (AI), Consolidated Plan and the Citizen Participation Plan. Input was given by Dalton Whitfield Community Development Corporation (DWCDC), Housing Authority of the City of Dalton (HACD), and Providence Ministries on the housing needs in the City of Dalton.

5. Summary of public comments

4/25/14 from Providence Ministries

1.) Low-Income Housing

The Dalton Metro Area is in serious need of low-income housing to bridge the gap between homelessness and sustainable housing. Without adequate low-income housing, homelessness will never be eradicated in the Dalton Metro Area.

The most, critical strategic piece of the Dalton Metro Area Strategic Plan for Homelessness is the low-income housing area and the need of a voucher/supplement to assist people in obtaining housing.

2.) Child Care for the homeless, relatively homeless, and near homeless

No child should be homeless. Childcare assistance should be provided for homeless families while parent(s) take classes or search for jobs.

3.) Administration and Case Management

This area could best be served by genuine communication across the board by all agencies. Within the area of homelessness, case management is possible 85% of the time spent on each client and family. Case Management is the 2nd critical key to eradicating homelessness in the Dalton Metro Area. However, within this, having different and various financial resources available to use in moving individuals along a certain pathway is key.

Other Homelessness Issues in the Dalton Metro Area outside the scope of this grant:

- Funds are needed to provide for bus tickets to people who end up in Dalton and are homeless, but have family, friends, and other resources but no means to get to them.
- *Providing bus tickets is the most cost effective way to lift the burden from the organizations that are providing housing and resources to homeless individuals and families.*
- *Approximately \$700 a month (\$ 8,400) annually should be set aside as a line item budget for bus tickets.*
- *Unused funds should be rolled over to the next month, and any unused funds at the end of the year roll into the Dalton-Whitfield Community Development Corporation general fund.*

4/25/14 NW GA Family Crisis Center

Our clients greatest needs are currently affordable housing, affordable daycare, and transportation.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted.

7. Summary

Based on the Needs Assessment and Market Analysis, the City determined that the most appropriate use of the CDBG allocation during 2014-2018 Consolidated Planning period is for non-homeless special

needs (ADA), code enforcement, public facilities improvements for low income housing and public service funding for housing counseling and housing stability. The City will offer limited funding to non-profits for economic opportunities for low income persons. Public service projects will be required to fulfill one of three objectives [(1) Decent, affordable housing, (2) Suitable living environment or (3) Economic opportunities] and one of three outcomes [(1) Availability/Accessibility, (2) Affordability, or (3) Sustainability].

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	DALTON	
CDBG Administrator	DALTON	City of Dalton Finance Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Dalton is designated as an entitlement community by the U.S. Department of Housing and Urban Development (HUD) and is the lead agency for the development, administration, and oversight of the City’s Community Development Block Grant program (CDBG). The City of Dalton CDBG Program Office is staffed by the City’s Finance Department and assisted by W. Frank Newton (WFN), Inc. a program management consulting firm that specializes in HUD Grant Programs. WFN, Inc. has been working with the City of Dalton’s CDBG program since 2009.

The City’s CDBG Program Office prepared the Consolidated Plan that will provide a comprehensive strategy to address the City’s housing and community development needs for the use of the CDBG Program funds.

Consolidated Plan Public Contact Information

Public concerns, issues, or comments regarding the Consolidated Plan are directed to:

Renetta Cochran, Program Manager

City of Dalton CDBG Program Office

300 West Waugh Street

Dalton, GA 30720

cdbg@cityofdaltonga.gov

706-529-2461

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

This section of the Consolidated Plan addresses the City's efforts to consult with other public and private agencies when developing the plan.

The City's Citizen Participation Plan serves as the first step in the qualification process for the CDBG program. The plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program. As required, the City consulted with residents and agencies through public hearings, community meetings, newspaper advertisements, and emails to identify community needs that may be eligible for consideration as five-year goals for the Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The consolidated plan must provide a concise summary of the jurisdiction's activities to enhance coordination between public and private agencies that provide housing needs, public and private agencies that address health, social services, victim services, and employment and education needs of low income, homeless, and special needs populations. With respect to economic development, the jurisdiction should describe efforts to enhance coordination with private industry, businesses, and social service agencies. Due to the small amount of funding, Dalton does not have adequate funding to provide a high level of focus on economic development.

In conformance with the Citizen Participation Plan, the City held public hearings and meetings to solicit comments on community needs prior to creation of a draft 5-year Consolidated Plan. The meetings were held:

1. Public Hearing/Needs Assessment on September 5, 2013 at 10AM (Dalton City Hall)
2. Public Hearing/Needs Assessment on September 5, 2013 at 5PM (Dalton Community Center)
3. Public Hearing on April 25, 2014 at 10AM (Dalton City Hall).
4. **Plan Amendment Hearing May 10, 2017 at 10AM (Dalton City Hall).**

Over the course of the meetings, comments were received from the following agencies:

- Dalton Whitfield Community Development Corporation
- Family Promise
- NW GA Family Crisis Center
- Friendship House
- Whitfield Dalton Daycare
- Housing Authority of the City of Dalton

In addition to receiving public comments and consulting with these agencies, the City of Dalton provided a survey on the City's website to collect public input on the Consolidated Plan and the Needs Assessment. The City of Dalton contracted with W. Frank Newton, Inc., a consulting firm from Marietta, GA to prepare the Analysis of Impediments to Fair Housing (AI), participate in the public hearings, and provide input for the Consolidated Plan. The local nonprofits were emailed the link to the survey. The results of the survey are found in the Appendix. The City also has a dedicated email address (cdbg@cityofdaltonga.gov) for questions and comments regarding the CDBG program. The City's website www.cityofdaltonga.gov includes a page dedicated to CDBG program in an effort to broaden public participation and education.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Dalton teams with the Dalton Whitfield Community Development Corporation (DWCDC) to participate in the Balance of State public hearings in the North Georgia area. DWCDC provides input to the State on homelessness in the City. The DWCDC is the lead agency on the Point in Time Count (survey taken every January of all the homeless served in Dalton and Whitfield County). The Housing Stability Coalition was an outcome from the findings on homelessness in the CDBG 2004 Consolidated Plan. This organization meets monthly and DWCDC attends the meetings on behalf of the City. Any information on unmet needs for the homeless population in the City is reported to the Mayor and Council by the DWCDC.

The following facilities have been identified in Dalton area as providing some form of homeless or housing assistance. Several of these facilities were consulted as part of the Needs Assessment process for the Consolidated Plan.

1. DWCDC, Dalton, GA; 706-876-1630, offers homeless assistance to families in need, Shelter Plus Care Program grants, Emergency Shelter vouchers, housing counseling, and community outreach to other agencies for available homeless assistance.
2. Family Promise, Dalton, GA; 706-529-4637, provides homeless families with children and at risk families with case management, financial assistance and transitional shelter. Family Promise teams with local churches to provide housing locations.

3. NW GA Family Crisis Center, Dalton, GA; provides services to victims and children of domestic violence with crisis intervention, 24 hour hotline, emergency shelter, safety planning and other support services.
4. Housing Authority of the City of Dalton, Dalton, GA; 706-876-2577 offers units to serve a homeless and special needs population in the Shelter Plus Care Program, as well as, income based rent that low to moderate income tenants can afford.
5. Action Ministries, Dalton, GA; 404-956-4371, provides three transitional housing units in Dalton for homeless families with Children. Case management and daily needs are also part of the transitional housing program.
6. Providence Ministries, Dalton, GA offers homeless shelter for men. Has limited assistance for women and children.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

N/A

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	DALTON
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing Other government - Local Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Dalton is the Grantee and prepares the Consolidated Plan.
2	Agency/Group/Organization	DALTON-WHITFIELD COMMUNITY DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing Planning organization Community Development Financial Institution Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted for homeless needs and fair housing information. DWCDC provides the City with numbers and reports throughout the year to assist with the planning and needs of the community. DWCDC recommended the use of CDBG funds for housing counseling(public service) and renovation at the Housing Authority of the City of Dalton on one bedroom units(public facilities).
3	Agency/Group/Organization	Family Promise of Whitfield County
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted for the needs of homeless families with children by invitation to the Public Hearings and emails to non-profits. Family Promise recommended the continuation of funds for public service for housing support and counseling.
4	Agency/Group/Organization	ACTION MINISTRIES
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted for the needs on homeless families that included children as well as veterans. Acton Ministries recommend the need of transitional housing be funded as a public service project
5	Agency/Group/Organization	Friendship House
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted and invited to the Public Hearings and contacted by email for input on the needs of children in low income families. Friendship House recommended tuition assistance as a public service for low income families so parents can work or attend school. They also recommended a Public Facility improvement at the daycare to supply a cleaner and safer environment with the installation of new flooring
6	Agency/Group/Organization	Whitfield Dalton Daycare Center
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to the Public Hearings and contacted by email for the needs of children in low income families. The Whitfield Dalton Daycare Center recommended tuition assistance as a public service for low income families so the parents can work or attend school. They also recommended a public facilities project with kitchen improvements to provide more efficient meal planning for the children.

Identify any Agency Types not consulted and provide rationale for not consulting

None

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	none	There is not a lead agency gathering data across organizations nor is there a universal data entry system used by every organization. However, The City of Dalton falls into the Balance of State Continuum of Care and is included in the annual homeless census.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City consulted with the Housing Authority of the City of Dalton on the needs of public housing for the low income and the improvements needed in one of Dalton’s lowest income areas. The Housing Authority manages multiple public housing complexes in Dalton. This agency recommended public facilities improvement to create affordable housing with ADA compliance for the low income and disabled individuals. The City has seen a need for more affordable housing in the LMA of the Housing Authority and plans to rely on the knowledge and information that they have supplied to fund public facility improvements. The City will continue to contract with WFN, Inc. on a limited basis to supply direction and assistance with annual reports such as the AI and Annual Action Plan.

Narrative (optional):

N/A

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Dalton held a Public Meeting in search for input on the 2014-2018 Consolidated Plan in the fall of 2013. Due to a small turn out we reached out to our current sub-recipients and local non profits for information. A survey was placed on the City's website to collect data for consideration as to the needs of our low income population. A final meeting to review Consolidated Plan for input was held on April 25, 2014. See Appendix for survey results and advertisement for 30 comment period.

All meetings and CDBG activities were advertised in the Dalton Daily Citizen and the La Voz (Dalton's weekly Spanish paper). Public notices are also posted on the City's CDBG page on the website www.cityofdalton-ga.gov . Emails are sent to the Dalton Whitfield Community Development Corporation (DWCDC) to be forwarded to non-profits and other agencies based on the needs of the meeting/information.

The City is continually searching for better ways to reach the community for the needs of the low income, disabled, and minority populations. All public comments and concerns are accepted and addressed.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	N/A	No comments were received at Public Meetings	The City accepted all comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	N/A	No comments were received regarding Public Meetings or Con Plan.	The City accepted all comments.	
3	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish	Requests were received by email and phone from current sub-recipients. Each were addressed and noted for consideration of the Consolidated Plan.	Contact were from current subs expressing need for the continuation of funding they currently receive from the CDBG program.	The City accepted all comments.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Under this section, Consolidate Plan regulations require that the City, in conjunction with information gathered through consultations and the citizen participation process, describe its estimated needs related to affordable housing, community development, and homelessness projected for the 5-year period of the Consolidated Plan. The housing data included in this section of the plan is based on U.S. Bureau of Census data, as provided by HUD, as updated by any properly conducted local study, or any other reliable source that the City clearly identifies.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City of Dalton was hit particularly hard by the recent recession and has recovered at a much slower rate than the rest of the state. Unfortunately, the economic conditions have a direct impact on Housing as a whole with Housing Problems representing a large percentage of the housing needs. The number of mortgage foreclosures in the State of Georgia has been extremely high over the past several years. In February 2014, Georgia was #9 in the country based on the number of foreclosed properties. In that month, 1 in every 1,011 units received a foreclosure filing. National research has demonstrated that 1 in every 5 homes in the foreclosure process is sitting vacant. Abandoned by the distressed homeowner and not yet repossessed by the lender, these homes have no one to maintain them, are falling into disrepair, attracting crime, and dragging down the values of nearby homes. This same phenomenon also applies to homes foreclosed in previous years and has coined a new housing term, "Zombie Foreclosures".

In turn, as those with incomes changed their type of housing status from owner to renter, has this had a huge impact on the rental market. For particular size units, owners of rental property are receiving higher rents than the FMR as determined by HUD which directly affects the lower income households and the quality of units they can rent. Many very low-income households were literally displaced as the market shift occurred and either became homeless, or doubled, tripled up which will result in overcrowding and moving into sub-standard units. Unfortunately, a large number of foreclosed properties were purchased by investors as opposed to potential home owners. This fact will hurt the quality of housing units in the long term as the investors will put as little money as possible into the structure while they wait for an improvement in the local housing market. Eventually those investors will get a greater return on their money, but the new buyer will pay more for a housing unit that is worth a lesser value.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	27,912	32,756	17%
Households	9,850	11,602	18%
Median Income	\$34,312.00	\$38,231.00	11%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,170	1,805	1,760	1,060	5,805
Small Family Households *	490	695	565	440	2,640
Large Family Households *	120	135	410	105	785
Household contains at least one person 62-74 years of age	160	235	195	75	890
Household contains at least one person age 75 or older	75	390	280	60	525
Households with one or more children 6 years old or younger *	333	515	665	240	685
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data 2007-2011 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	15	50	20	35	120	0	30	0	0	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	0	0	50	95	0	0	15	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	60	130	205	30	425	75	15	25	20	135
Housing cost burden greater than 50% of income (and none of the above problems)	630	440	40	0	1,110	150	180	95	55	480

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	45	430	490	110	1,075	15	105	120	110	350
Zero/negative Income (and none of the above problems)	55	0	0	0	55	10	0	0	0	10

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	755	620	265	120	1,760	225	225	135	75	660
Having none of four housing problems	65	645	920	580	2,210	65	315	445	285	1,110
Household has negative income, but none of the other housing problems	55	0	0	0	55	10	0	0	0	10

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	390	555	260	1,205	30	20	55	105
Large Related	40	85	165	290	75	50	60	185
Elderly	55	140	95	290	25	155	125	305
Other	265	220	90	575	105	80	0	185
Total need by income	750	1,000	610	2,360	235	305	240	780

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	375	265	10	650	15	20	30	65
Large Related	40	55	0	95	75	50	15	140
Elderly	55	45	30	130	25	100	65	190
Other	240	155	0	395	105	30	0	135
Total need by income	710	520	40	1,270	220	200	110	530

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	49	100	170	75	394	15	15	15	20	65

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	55	30	55	10	150	60	0	25	0	85
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	104	130	225	85	544	75	15	40	20	150

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

The way that the data is structured there is no specific line item for single person households. Therefore the numbers from the Small Family, Single Family, and Elderly Households were utilized in determining the answer to this question. In addition, the Executive Director of the DWCDC and the Executive Director of the Senior Center were interviewed to help provide this response. Many elderly homeowners with incomes of 30% or less and 50% or less have not been able to maintain the property and deferred maintenance has now caused serious health, safety, and code related problems. The elderly have a large number of renters that are cost burdened, but that trend does not carry over to owner-occupied property.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The City has to depend on the local nonprofits to supply the number of families that are assisted or in need of assistance. The North West GA Family Crisis Center (NWGFCC) estimated that 513 families of

domestic violence were assisted in 2013. Providence Ministries offers emergency shelter assistance but does not track the number of disabled or victims of violence. The City will continue to work with nonprofits to supply a more in-depth count of housing assistance offered in the City.

What are the most common housing problems?

Affordable rental units are a serious issue in Dalton. The Housing Authority of the City of Dalton has 590 units, but does not have any rental subsidy attached to their units. While they do operate under the 30% household income rule they have set minimum and maximum levels. They currently have 77 families in the hardship status which is below the base rent for their bedroom size; due to very low income. To live in the Housing Authority you must have income from either a job or some source of assistance. There is only one rental property that receives Section 8 vouchers and will take households without any income, the Cliff Apartments. There is a two year waiting list to get into the Cliff Apartments, so if you are very low-income, homeless, or about to lose your housing, then there is literally no place for you to go.

Another issue is once a household has lost their place of residence and tries to find a place to rent. They can afford to pay the first month rent, but what they cannot fund is the utility deposit and the rental deposit. This can often amount to an additional two more months of rent.

Other common problems are very-low income home owners living in houses that are in a state of disrepair and overcrowded. Overcrowding can stress the household system and cause breakdowns. Tenants who have brought in additional members to the home tend not to report minor breakdowns and this quickly leads to disrepair.

Are any populations/household types more affected than others by these problems?

Hispanic households tend to not be very connected to community resources and therefore do not seek assistance that is available to them. The elderly on low fix incomes are definitely a household type more affected with housing problems. Also, households that make less than 30% of Area Median Income (AMI) need income-based housing to remain sustainable. Divorced households due to loss of income cannot sustain their previous housing and have trouble finding something they can afford. There is also a large population of unmarried single family households that can't afford housing.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the

needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

While Dalton is a Metropolitan Statistical Area (MSA), it is a small one compared to much larger urban areas. Other than one faith-based shelter that is very small in size, there are no other shelters available for individuals. Providence Ministries does house men and has space for about 25. There is a mobile home on their site to house women and women with children, but due to the size the space is extremely limited. A couple or a female head of household with older teenage males (12-14 years) as part of the family have to separate to stay at Providence Ministries. Family Promise is a wonderful program for homeless families but only has the capacity to house 15 people at any one time. Also, based on the nature of their structure, they will not accept a family that has a criminal or mental health history. This program is staffed by participating churches, volunteers so education/training/knowledge on how to successfully deal with these populations is not present.

The City has also been informed by the Day Reporting Center that there is a definite disconnect between the requirement of their state-funded program for offenders and a lack of housing. The first 45 days of participation in the Day Reporting Center is very intensive and the participants are not allowed to work due to the many classes and activities that they must attend. Without any income, they cannot afford housing and they actually become homeless. Due to the lack of available shelters, many low-income individuals and families with children move in with a friend or relative. The nature of the homeless definition is such that these persons are not eligible for assistance as they have a roof over their head and therefore are not homeless.

Participants locally housed through the Rapid Rehousing Program need financial literacy, credit counseling, and budget classes. Those who have been unable to find work are in desperate need of job training. The skill set for an entry level worker has changed, so many former workers are unable to make the transition into existing job opportunities. Often times they are in need of a sustainable source of transportation as their cars are in need of repair or they do not have the money to pay the insurance and tag fees. A huge need for these individuals and families when they come into Rapid Rehousing is locating a unit that meets the FMR guideline while being near resources and services.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The United Way generates a report of met and unmet needs. This report is used to define the at-risk populations other than those identified by HUD such as homeless, imminent risk of homelessness, chronically homeless, disabled, and special needs. Subpopulations include within the more general

categories also include the elderly, female-headed households, and those affected by domestic violence and/or child abuse or neglect.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Poor physical condition of rental properties, the cost of rental housing, and a unit in poor repair equates to higher utility costs. Many rental units are not sized properly for household size and most affordable rental units are located in neighborhoods that are in decline.

Discussion

The City has not adopted any specific strategies to address homelessness and the priority need of homeless persons. This is due largely to the lack of existing combined data on homeless people in the City. At the current time, the City utilizes each nonprofits service data to review the needs on an individual basis.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The four housing problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than one person per room 4. Cost burden greater than 30%

The City of Dalton has a very diverse population and that diversity is definitely demonstrated in households with a disproportionately greater need. The total number of households identified by the various levels of income and their racial or ethnic groups in the data tables total 3,955. Of those households that have one or more of the four housing problems listed, 62% of the total represents minority households. Of the minority households, the Hispanic population has by far the greatest disproportionate need. In the 0 – 30% Area Median Income (AMI) group Hispanic households make up 59% of the total. The 30% - 50% AMI group the Hispanic population has 39%. In the 50% - 80% AMI group 52% of the households identified themselves as Hispanic and in the highest income category of 80% - 100%, there were 44% Hispanic households that had one or more of the four housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,035	70	65
White	570	60	40
Black / African American	75	0	0
Asian	0	0	25
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	395	10	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,385	420	0
White	650	325	0
Black / African American	130	40	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	605	55	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,010	755	0
White	385	430	0
Black / African American	65	25	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	560	295	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	410	645	0
White	125	300	0
Black / African American	140	125	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	145	220	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The Dalton-Whitfield Community Development Corporation (DWCDC) assists Dalton and Whitfield County residents with housing needs. The Hispanic Housing Counselors were interviewed and asked why this percentage was so high. They provided several reasons for the disproportionately greater need for this racial and ethnic group. First of all, Hispanic households tend to have a greater number of household members. The reason for the larger number of persons per household is a mixture of more children and many multi-generational family members. The multi-generational factor is two-fold; the grandparents babysit the children to save on day care costs so the parents can work and the household needs the contribution of multi-generations to make the housing affordable. In addition, the housing counselors felt that in a large number of cases the Hispanic families were willing to settle for less. While their housing could be considered sub-standard according to Dalton community standards, compared to the housing conditions experienced in their home country, it is better than what they used to live in.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As with the previous category, minority households represent the greatest percentage of the total households identified as having Severe Housing Problems at 63%. Again, the subcategory of the minority households with the largest percentage is Hispanic. For the 0 to 30% Area Median Income households, 57% represented themselves as Hispanic. In the 30% - 50% AMI, the Hispanic percentage drops down to 36% but is still the largest group. The table listed the 50% to 80% of AMI households identifies 53% as Hispanic. The highest percentage of the total with Severe Housing Problems occurs in the 80% - 100% AMI Hispanic households at 70%.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	980	125	65
White	570	60	40
Black / African American	75	0	0
Asian	0	0	25
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	335	70	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	845	960	0
White	400	575	0
Black / African American	90	80	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	355	300	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	400	1,365	0
White	95	720	0
Black / African American	0	90	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	305	550	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	195	865	0
White	55	370	0
Black / African American	65	200	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	295	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

The City believes that the reason for this category of Disproportionately Greater Need which is dominated by the Hispanic minority residents was explained in detail in the previous section. The City will make the effort wherever possible to assist the Hispanic population with housing issues.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The Hispanic population has a disproportionately greater need in regard to qualifying as being Housing Cost Burdened. Interestingly, the percentage of Hispanic households while still the largest in the 30% or less income category was lower than in the higher income brackets. In the 30 – 50% income 46% of the households that identified themselves as Hispanic were considered Housing Cost Burdened. In 50% or greater income bracket, 45% of the households were Hispanic.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	2,280	1,600	1,850	65
White	4,660	910	1,005	40
Black / African American	470	210	160	0
Asian	240	0	0	25
American Indian, Alaska Native	30	0	0	0
Pacific Islander	0	0	0	0
Hispanic	2,060	950	760	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2007-2011 CHAS

Source:

Discussion:

Many of the adult household members in Hispanic families are very uneducated and are therefore unaware of the real value of both rental and for purchase property. Some of the cost burden is due to the fact that they are paying larger rents and mortgages for bigger rental and owner-occupied housing units due to the large number of people living in the domicile.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The 2006- 2010 CHAS data has shown that a large percentage of the Hispanic population is listed as AMI 0 – 30% and 30-50%. This indicates a disproportionate amount and an underrepresented ethnic group within the City.

If they have needs not identified above, what are those needs?

The DWCDC has worked very closely with the Hispanic population for the past 6 or 7 years in regards to their housing needs. While working one on one with individual households, the housing counselors do their best to determine all of the household needs and to refer them to the appropriate resources that can help address the need. Special events are created to target the Hispanic community to provide much needed information. Newspaper articles and advertisements about housing issues and potential solutions are published on a regular basis.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Many Hispanic households chose to locate within inner city neighborhoods due to transportation issues and the close proximity to services and resources. The updated Dalton Urban Redevelopment Plan has identified an area of a very high percentage of Hispanic households. Dalton has identified these areas and continues to commit resources to improve these areas and better serve these populations. The Housing Authority tenants comprise 53% Hispanic.

NA-35 Public Housing – 91.205(b)

Introduction

The City does not own or operate any public housing. The Housing Authority of the City of Dalton (HACD) is a separate legal entity that oversees public housing within the City’s jurisdiction.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	0	0	0	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income								
Average length of stay								
Average household size								
# Homeless at admission								
# of Elderly Program Participants (>62)								
# of Disabled Families								
# of Families requesting accessibility features								
# of HIV/AIDS program participants								
# of DV victims								

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White									
Black/African American									
Asian									
American Indian, Alaska Native									
Pacific Islander									
Other									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic									
Not Hispanic									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

For public housing residents some form of rental assistance is very much needed. The HACD has to turn away people weekly that do not have enough income to pay base rents. Their hardship allotments are currently full. At this time, the HACD is housing beyond the percentage of hardship cases that their management plan suggest

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

We have a waiting list but often find out then when we get an apartment open they no longer want one. We are processing about 20~30 applications a month.

At any one time we probably have 10 or 12 people waiting for a 1 bed room with an income of \$721/mo. (base SS check or disability check).

We have about 8 families that we are working with right now to get them an apartment.

There are currently 6 units of various room sizes ready to rent (2 & 3 bedrooms). We are turning about 4 more 1 bedrooms; vacated in the last 2 weeks.

1 bedrooms are the most requested

It is hard to be more specific because many of the applicants will just not return our calls. We work with the families that stay in contact with us.

How do these needs compare to the housing needs of the population at large

The housing needs related to public housing impacted extremely low-income individuals at a high rate and predominantly those that are Hispanic and the elderly. The HACD makes every effort to communicate the housing benefits available to all populations. They strive to create plans and strategies that take a balanced approach to addressing the needs of the City.

Discussion

none

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

While there are several agencies in the area which provide services to the homeless- including housing options and feeding programs, there are few who document needs and services specifically for those residing within the City of Dalton. There is not a lead agency gathering data across organizations nor is there a universal data entry system used by every organization. However, The City of Dalton falls into the Balance of State Continuum of Care and is included in the annual homeless census. According to the 2011 Homeless Census Report, there were 103 homeless persons identified in Whitfield County- 42 who were sheltered and 61 who were unsheltered. When released, the 2013 census report will show 85 homeless persons- 25 sheltered and 60 unsheltered.

The Dalton-Whitfield Community Development Corporation (DWCDC) recorded 259 households in Homeless Management Information System (HMIS) for the 2013 calendar year who requested services related to housing- emergency shelter, permanent supportive housing, or rapid rehousing- and includes those categorized as sheltered homeless, unsheltered homeless, as well as unstably housed. There is insufficient data to report true demographics of the homeless population within the City of Dalton, but we believe the City of Dalton is demographically similar to the County-wide data. HMIS data recorded by the DWCDC shows an overwhelming amount of those requesting services are white, non-Hispanic and range in age from 18 to 62+. The number of children is not consistently recorded in the data due to a lack of resources available for documentation- i.e.: staff for data entry, lack of a centralized intake agency.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The following information is for Whitfield County. The breakdown for Dalton is not available.

Number of persons experiencing homelessness on a given night:

The 2011 Point-in-Time count reported 42 sheltered persons and 61 unsheltered for a total of 103, the latest Homeless census data will report 85 homeless, 25 sheltered & 60 unsheltered in Whitfield County. The Dalton-Whitfield Community Development Corporation (DWCDC) recorded 48 people as homeless (sheltered and unsheltered) as outlined in HMIS data for a single night in January 2013. The same HMIS data reports an average of 5.008 persons served per night for the 2013 calendar year.

Number of persons who experience homelessness each year:

The data of persons requesting services related to homelessness and housing stability recorded by the DWCDC in HMIS for the 2013 calendar year was 259. Of that number, 74 were considered literally homeless, 159 were considered "precariously housed"- 58 living with friends or family and 101 were in various states of housing instability- facing eviction, staying with friends or family.

Data is limited for those becoming homeless and those exiting homelessness each year across the City. The DWCDC provides 3 permanent housing programs (SPC), Rapid Rehousing (RRH), and motel vouchers for those who are unable to locate mainstream shelter services. The DWCDC provides the following data for 2013 calendar year:

SPC- The DWCDC served 58 households- 38 adults and 20 children. Of those served, 13 were considered chronically homeless.

RRH provided services to 59 households- 33 adults and 46 children.

Motel Vouchers were provided for 35 households. Data for children was not collected for this program.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

There is insufficient data to accurately report this information. The DWCDC HMIS data recorded service to 27 families with children (46 children) who received housing services. Data was not available for those receiving motel vouchers.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2011 Homeless census –Point-in –Time count (PIT)- recorded 103 total homeless- 42 sheltered and 61 unsheltered. The 2013 data will report 85 homeless- 25 sheltered and 60 unsheltered.

DWCDC HMIS data for 2013 calendar year reflects 74 homeless- 18 unsheltered and 56 sheltered who requested service. The DWCDC provided housing through one of their various programs for 35 homeless persons on a particular night in January as recorded by HMIS.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2011 Homeless census –Point-in –Time count (PIT)- recorded 103 total homeless- 42 sheltered and 61 unsheltered. The 2013 data will report 85 homeless- 25 sheltered and 60 unsheltered.

DWCDC HMIS data for 2013 calendar year reflects 74 homeless- 18 unsheltered and 56 sheltered who requested service. The DWCDC provided housing through one of their various programs for 35 homeless persons on a particular night in January as recorded by HMIS.

Discussion:

The consolidated plan’s strategy for addressing the homeless needs is to better identify the homeless population and separate the data from the County-wide data when possible and to gather more universal data from different agencies in regard to beds, services, and unmet needs. The plan shall also include outreach to minority groups to provide information related to available services.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The City currently does not have the organizational capacity to address the homeless population and/or persons with special needs. Therefore we rely on the local nonprofits to provide their needs. This is an area the City supports with CDBG funds. The DWCDC is a vital organization on collecting the data for the CDBG program.

For the special needs population the City will:

1. Identify agency resources to better capture the information on the needs of the special population.
2. Work with the local building inspector to supply needed information on the permits to assist with ADA compliance requirements.

Describe the characteristics of special needs populations in your community:

According to the 2010 Census report, the City has 3,998 residents (12%) with a disability. The likelihood of having a disability varied by age-from 3.8% under 18 years old, to 10.0% 18-64 years old, and to 48.0% of those 65 and over. This data shows a high concentration of need for the 65 and over age group.

What are the housing and supportive service needs of these populations and how are these needs determined?

The City is not proposing to add any special needs housing but will be funding the HACD to renovate units to support the Shelter Plus Care Program to house disabled and elderly low income tenants.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In 2012, the City had 191 HIV/AIDS patients being seen at The Living Bridge Center with 45% below poverty level. The majority are in unstable living environments, living shelters, with family or moving from place to place to find temporary housing.

Discussion:

none

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Through the Needs Assessment part of the Consolidated Planning process, it has been determined that there is a need for affordable housing for the elderly and disabled. The City also recognizes a need for more affordable housing for the Hispanic population. The City's Park and Recreation Department has need to improve the ADA compliance at neighborhood parks and facilities.

How were these needs determined?

The needs were determined through the Needs Assessment and data collection in the Citizen Participation processes of the Con Plan. Local City officials and departments heads were also asked for input for the City facilities.

Describe the jurisdiction's need for Public Improvements:

During the 2013 plan year the City reallocated unspent funds for sidewalk improvements in a LMA neighborhood. The City will continue to address these public improvements throughout this 5 year Con Plan. Public park and facility improvements will be address each year to provide access and improvement for the special needs population.

How were these needs determined?

Needs were addressed by City officials and employees. The CDBG target area map was prepared by the North West Georgia Regional Commission to locate the LMI areas for potential areas of improvement. See attached map.

Describe the jurisdiction’s need for Public Services:

There are several Public Service agencies located within the City that provide emergency homeless shelters, housing, childcare, health, and other services to varying populations. These agencies were consulted during the Con Plan process and most indicated a desire for the City to use a portion of its CDBG allocation toward funding assistance for existing programs.

How were these needs determined?

These needs were determined in the consultation process, comment period, and through the Needs Assessment portion of the Con Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Based on information available to the City, the Consolidated Plan must describe the significant characteristics of Dalton's housing market, including the supply, demand, condition and cost of the house, and the housing stock available to service persons with disabilities and other special needs. The Market Analysis will also touch on the following key points:

- The condition of the public and assisted housing;
- A brief inventory of facilities, housing, and services that meet the needs of homeless persons;
- Regulatory barriers to affordable housing;
- The significant characteristics of jurisdiction's economy

The City's 2012 Urban Redevelopment Plan (URP) addresses the current demand at 50% owner/50% renter occupied for new housing. The URP also shows a specific need for elderly with mobility limitations as a high need for affordable housing.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City does not own or operate any public housing within the City limits. The Housing Authority of the City of Dalton (HACD) owns and operates 586 units of public housing located in several areas of Dalton. Unfortunately, the HACD receives no government (federal, state or local) funds for the support or operation of these facilities. The units range from 0 to 5 bedrooms and were constructed between 1951 and 1984. Of the 586 units, 440 are occupied, 56 units are out of service, and 90 are vacant. Many of these vacant units are in disrepair and would require \$2,000 to \$3,000 to repair to a state that is able to rent. There are only 100 units with central air condition the rest of the units need a tenant supplied window AC unit. The units house very low to moderate income persons. All units are located in a LMA.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,376	47%
1-unit, attached structure	839	6%
2-4 units	2,444	18%
5-19 units	2,779	21%
20 or more units	915	7%
Mobile Home, boat, RV, van, etc	179	1%
Total	13,532	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	308	5%

	Owners		Renters	
	Number	%	Number	%
1 bedroom	83	1%	1,108	19%
2 bedrooms	1,247	21%	2,844	49%
3 or more bedrooms	4,506	77%	1,506	26%
Total	5,836	99%	5,766	99%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The HACD owns and operates 586 units of public housing in 14 locations with a total of 186 buildings. The HACD received funding for the first time in 2013-2014 CDBG program year to build a road extension that will create a planned grid pattern to provide quicker and safer access to the central portion of a public housing neighborhood. The HACD has 90 units in maintenance and 12 out of service units that CDBG funding will be solicited to assist renovation for the Shelter Plus Care Program to utilize with housing vouchers for homeless and disabled persons. The HACD Affordable Housing Transformation Plan addresses revitalizing the out of service units and vacant units as well as improving the surrounding neighborhoods. See attached list of addresses in Appendix.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

With the regard to public housing units, the HACD has indicated in the 2012 Urban Redevelopment Plan that 8 properties contain units that may be beyond repair. The HACD plan is to revitalize and keep all of these units and bedrooms unless the units have outlived their usefulness and are obsolete in regard to a physical condition, making it unsuitable for housing purpose and no reasonable modifications are cost effective. If displacement occurs, they have a displacement policy that is consistent with Federal regulations. The City is not aware of any other lost units.

Does the availability of housing units meet the needs of the population?

The City identified a need for 1 bedroom units for the Shelter Plus Care Program in the Need Assessment section of this Consolidated Plan. Based on the Urban Redevelopment Plan, there is also an increasing need for units for those 65 years and older and for disabled persons. The Dalton area rental properties have a two year waiting list for section 8 tenant-based assistance vouchers. There is only one complex in Dalton that will accept a household with no income because project based section 8 vouchers are in place. If an extremely low income household is homeless, there is literally no place for them to rent.

Describe the need for specific types of housing:

The rental affordability need exist for persons earning 30% or less of the median family income. According to the HACD, one bedroom units for rental or owner occupied is needed for all age groups in the very low income population. Several local nonprofits expressed a need for transitional housing for persons released from incarceration.

Discussion

The City lacks a variety of housing types, both to meet the future demand and to address affordability issues. The declining and substandard housing in LMA's are on the increase due to lack of maintenance and up keep. The City needs housing options to accommodate an aging population and persons with limited mobility. The City's URP also addresses the need to revitalize the LMA neighborhoods with connecting sidewalks, bike lanes, and support the efforts to increase housing opportunities and stability.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section on the Consolidated Plan will analyze the cost of the current housing stock located in the City. The cost of rental housing in Dalton is not affordable for the LMI person. As addressed in the City’s 2014 Analysis of Impediments to Fair Housing, 47% of Dalton residents are unable to afford a two bedroom house at the fair market rent as assessed by HUD.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	99,600	141,100	42%
Median Contract Rent	416	522	25%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,615	45.4%
\$500-999	2,924	50.7%
\$1,000-1,499	210	3.6%
\$1,500-1,999	0	0.0%
\$2,000 or more	17	0.3%
Total	5,766	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	310	No Data
50% HAMFI	1,180	345
80% HAMFI	3,830	1,000
100% HAMFI	No Data	1,489
Total	5,320	2,834

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There will always be a need for more low and moderate income housing and the City is committed to creating balanced plans that address household needs for all income levels. While the aging of some of the developments in the City makes them inherently affordable, it also makes these units obsolete. The City Council will be funding Code Enforcement with CDBG funds in the lowest census areas to ensure that property owners are maintaining their properties in a safe and sanitary state consistent with local codes and other regulations.

How is affordability of housing likely to change considering changes to home values and/or rents?

The affordability of housing has remained somewhat unstable for the past several years and it is not forecasted to change drastically in the next five years. According to the American Community Survey in 2011, 34% of home owners in Dalton spent more than 30% of the annual household income on housing related cost. The City is working with the local Housing Authority, DWCDC and other nonprofits to support more mixed income housing in redevelopment areas.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

While the Median Area Income for Dalton dropped by \$10,000 ,the Fair Market Rent (FMR) amounts increased by 24% which is a total disconnect. For some rental housing unit sizes the owners are requesting and receiving a larger amount than the FMR. This is particularly true for one bedroom units. Developers do not build one bedroom units as there is no profit in them. The demand for one bedroom units for the elderly, disabled, and chronically homeless is extremely high. The utility allowance which is included as a portion of the FMR is not high enough to cover the costs particularly if the units are in poor physical condition. The FMR rate will pay for “adequate” units and not upper-middle or upper units utilizing expensive but durable materials that meet energy standards.

Discussion

The City of Dalton, in conjunction with its local nonprofits, the DWCDC, and the HACD, will continue to promote affordable housing options. The City’s Consolidated Plan directs funding based off of information from U.S. Census data, data provided by HUD, 2012 Urban Development Plan, and local input received through our Citizen Participation Plan.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City does not have a large number of units with more than one of the conditions referred to in the Census Data, but a cost burden issue for some segments of the LMI population exist. A majority of owner and rental units that were built between 1950-1979 time frame this contributes to the large stock of housing units in need of revitalization.

Definitions

The City defines “standard conditions” as a housing unit that meets all the state and local codes. A unit defined as “substandard condition but suitable for rehabilitation” is in poor condition but structurally feasible for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,398	24%	2,603	45%
With two selected Conditions	209	4%	310	5%
With three selected Conditions	0	0%	16	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,229	72%	2,837	49%
Total	5,836	100%	5,766	99%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	810	14%	1,394	24%
1980-1999	1,768	30%	1,500	26%
1950-1979	2,446	42%	2,377	41%
Before 1950	812	14%	495	9%
Total	5,836	100%	5,766	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,258	56%	2,872	50%
Housing Units build before 1980 with children present	454	8%	885	15%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The City of Dalton had a vacancy rate of 14.3% in 2011 with 65% of total housing stock being built prior to 1990. Most of the units are located in LMA's have rehabilitation needs. As the data shows, the City has 29% of owner units with one or more of the conditions referred to in the Census Data. The rental units have 51% of the units with one or more conditions.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The data above indicated that approximately 56% owner occupied and 50% renter occupied contains lead based paint for a total of 6,020 units. Based on Census numbers and tracts, the majority of these homes are in LMA's of the City.

Discussion

While the City has an aging house stock, the Code Enforcement programs provided by the City strives to ensure that the units have maintained safe and sanitary conditions.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of the City of Dalton (HACD) is considered an unusual public housing authority. It is one of the oldest Housing Authorities in the State of Georgia and from the inception has never accepted vouchers to subsidize tenant rents. Anecdotal accounts have led the current HACD staff and board members to believe that the decision not to accept project based or tenant vouchers was due to negative input from the community. TH HACD convinced the community that if they did not receive or distribute Section 8 vouchers ,then public housing was not the “projects”. The original Executive Director utilized a non-standard pro forma approach and subsidized the rent of very low and low income households with tenants that paid Fair Market Rent.

When a new population moved into the City that was almost as large as the then existing population it stressed all infrastructure areas. To complicate matters further, this new population did not speak English. To meet the increased need for housing, developers put up “affordable” housing units both (rental and for purchase) as fast as they could be built. We will not discuss the quality or the cost of housing, but the end result was the strategy previously used by HACD to subsidize the rent of lower income tenants no longer worked. Without higher income paying tenants maintenance on the properties was deferred and the physical shape of the units deteriorated.

In 2005, HACD asked to be released from HUD stating “there was no longer a need for public housing” and the units continued to physically decline. The Mayor began to appoint members of the Dalton City Council’s choice to the Housing Authority Board of Directors and once the new members held the majority things began to change. It was determined that the existing organizational structure and policies were not sustainable and if the Housing Authority ceased to exist where would their tenant live? The answer to that question, based on available rental units, was approximately 1,000 people would either become homeless or severely housing cost burdened.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			0						
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

This past year, the HACD Board of Director commissioned a physical assessment of every rental unit they owned. The results revealed were distressing but not unexpected. There are 14 separate development projects which contain 590 units comprised of 1, 2, 3, 4 and 5 bedroom units. There are also several single family dwellings. Cost estimates to repair is listed in the discussion area below.

Public Housing Condition

Public Housing Development	Average Inspection Score
Housing Authority of the City of Dalton	N/A

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Needless to say the repair, rehabilitation, and reconstruction needs of the existing public housing units are many and not all of the units and developments can be addressed at one time. The Underwood Circle Development contains the oldest public housing units and as such, there are particular problems inherent with housing designed in the late 1950's. The units are very small and have central heat but no central air conditioning. These units contain the most asbestos around the pipes and under the flooring than any of the others. At the time of construction, very few low-income households had vehicles so there is very little parking included through this development. A large percentage of the units are vacant because of the parking situation. People are placed in the units and after a short period of time they want to be relocated as the parking is all on-street. The streets are narrow and the original pipes are terracotta which causes some issues with streets and sidewalks. Due to all of the inherent problems described above, this development has been identified as the first area for which a 9% LIHTC Application will be written. The submittal of that application to GA Department of Community Affairs is planned for 2015.

The entrance to the Vann Circle Development is a direct route from the neighborhood elementary school. This development has a good mixture of elderly and families living in these units with 40% of those living in this housing are children. The HACD Board of Directors has identified this neighborhood as the first one to receive significant rehabilitation efforts. This rehabilitation will focus on energy and utilize the highest rated materials such as 30 year warranty architectural roof shingles. Though the rehabilitation will cost more up front, the maintenance costs will lessen in the long term. All of the developments, except Underwood Circle, are definitely considered neighborhoods. There are large old trees located through the developments and the plan is to keep as much of the tree canopy as possible. Several parcels of land within existing developments have been identified as those suitable for new construction. One of the development units is located next to another low-income housing developing constructed for use with the old 235 designation. The owners of this property are potentially interested in the 12 units contiguous to their units. HACD is considering the possibility of selling those units to the neighboring property owners so that they may expand their facilities.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

All of the planned improvements described earlier will contribute to an improved living environment for the families living at the Housing Authority. HACD is working with Lowe's to apply for a grant to rehabilitate an octagon building located in the middle of the Vann Circle neighborhood. This facility will be available for use by residents and is also planned to hold Financial Coaching and Life Skills classes. All residents will be invited to attend these classes. While the community building is located in one specific neighborhood, all public housing residents will be welcome to use the facility. A newsletter published in both English and Spanish alerts Housing Authority residents of any upcoming issue or event. It also now contains a section describing potential resources that can be accessed by the residents. During the yearly inspection, instead of only focusing on the rental units, the Housing Authority staff conducting the inspection notices a particular issue (for example; cleanliness problems with an elderly resident) they now provide the tenant with a resource list to help them address particular issues. The Vann Circle octagon building will be the first community building constructed. HACD staff and board of directors plan to create a community building in all their developments where feasible.

Discussion:

Numbers by development:

Sims & Walker (20) \$33,110 unit

Dantzler (16) \$35,784 unit

Vann Place (110) \$30,680 unit

Red Clay (72) \$27,319 unit

Underwood Circle (75) \$36,368 unit

April St (1) \$45,125

Beechland Place (178) \$26,095

Smith St (10) \$44,125 unit

Clark Street (24) \$32,675 unit

Hearthstone (12) \$39,758 unit

Tyler St (12) \$40,075 unit

Boundary St (9) \$58,033 unit

Cascade (6) \$52,008 unit

Sheridan Avenue (13) \$42,696 unit

Echota Place (32) \$35, 654 unit

Total for repair on all units= \$18,708,050.00

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The following facilities have been identified as providing some form of homeless or housing assistance in Dalton. Several of these facilities were consulted as a part of the Needs Assessment process for the Con Plan.

- Dalton Whitfield Community Development Corporation
- Family Promise
- NW GA Family Crisis Center
- Providence Ministries
- Carter Hope Center
- Action Ministries

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	32	0	24	3	0
Households with Only Adults	25	27	15	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source
Comments:

Data shared by local nonprofits.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

While there are agencies that provide homeless services and housing options in Dalton there is a significant lack of data that clearly documents homeless needs for the City. The city relies on local organizations to address the needs and services targeted to homeless persons.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

According to the 2010 Census report, the City has 3,998 (12%) residents with a disability. The likelihood of having a disability varied by age—from 3.8% under 18 years old, to 10.0% 18-64 years old, and to 48.0% of those 65 and over. This data shows a high concentration of need for the 65 and over age group.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly –Highest need of housing, DWCDC has Shelter Plus Care Program.

Disabilities- No data available.

Addictions –Carter Hope Center offers transitional housing and support to drug and alcohol addictions

HIV/AIDS- Northwest Georgia Health District and The Living Bridge Center offer support and housing needs

Public Housing Residents- HACD and DWCDC offer assistance with application and needs for residents at housing authority. There is a great need for supplement to rent as the HA is not receiving any assistance from local, state, or federal vouchers.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City is not able to supply information at this time. More research is needed to meet this gap in service. The City will work to find organizations to assist persons with mental and physical disabilities returning from health institutions.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City will continue to work with local organizations to address housing and supportive services on non-homeless special needs persons. The HACD will be renovating units to house low income elderly with disabilities. DWCDC will continue to provide assistance with the Shelter Plus Care Program.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City will continue to work with the DWCDC and the HACD to address the housing needs and supportive services of non-homeless special needs person. DWCDC offers assistance to special needs persons in locating rental units that accommodate their needs. The City is funding the HACD to renovate four 1 bedroom units to address the needs of elderly and disabled persons. The City will review any complaints that are filed with the Department of Fair Housing and respond to all complaints as noted in the AI.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City's AI states *that many barriers to affordable housing are beyond governmental control; however, there are several factors affecting housing can be identified at the municipal level. These factors can include zoning ordinances and land use controls.* The AI also stated that *the definition of "family" used by the Dalton Zoning Ordinance may be interpreted to restrict the ability of residents to live with roommates or aides, which can impact housing choices particularly for low-income or elderly or disabled residents. Zoning restrictions that effectively prevent large groups of people (the homeless, those recovering from addictions to drugs or alcohol, and those persons under the judicial or corrective control) from living in neighborhoods can deprive these individuals of their rights to fair housing choice.* The City has not received any complaints on these potential barriers. The Code Enforcement has been increased to address issues such as these barriers as part of the 2012 Urban Redevelopment Plan and will be a funded CDBG activity in FY2014.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section of the Consolidated Plan addresses the non-housing community development needs of the City including economic development needs. Data highlighted in this section includes business activity, labor force, education statistics, and other data that give a detailed picture about the economy of the City.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	40	135	0	0	0
Arts, Entertainment, Accommodations	846	2,107	8	6	-2
Construction	245	513	2	1	-1
Education and Health Care Services	841	3,609	8	10	2
Finance, Insurance, and Real Estate	223	679	2	2	0
Information	112	561	1	2	0
Manufacturing	4,177	12,909	41	36	-5
Other Services	206	378	2	1	-1
Professional, Scientific, Management Services	649	3,734	6	10	4
Public Administration	1	0	0	0	0
Retail Trade	1,070	4,532	11	13	2
Transportation and Warehousing	505	2,481	5	7	2
Wholesale Trade	638	2,601	6	7	1
Total	9,553	34,239	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	15,592
Civilian Employed Population 16 years and over	14,296
Unemployment Rate	8.31
Unemployment Rate for Ages 16-24	19.05
Unemployment Rate for Ages 25-65	5.56

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	1,977
Farming, fisheries and forestry occupations	528
Service	1,245
Sales and office	2,966
Construction, extraction, maintenance and repair	1,041
Production, transportation and material moving	1,703

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,395	89%
30-59 Minutes	1,229	9%
60 or More Minutes	335	2%
Total	13,959	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,779	281	1,601

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	2,914	406	702
Some college or Associate's degree	2,397	80	487
Bachelor's degree or higher	2,520	130	747

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	140	673	806	1,218	663
9th to 12th grade, no diploma	1,019	1,165	863	936	429
High school graduate, GED, or alternative	953	1,229	1,279	1,514	1,128
Some college, no degree	994	886	596	823	634
Associate's degree	218	173	93	495	147
Bachelor's degree	141	495	643	896	431
Graduate or professional degree	0	401	297	665	208

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,049
High school graduate (includes equivalency)	24,882
Some college or Associate's degree	31,059
Bachelor's degree	43,475
Graduate or professional degree	61,489

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Manufacturing is by far the major business sector in Dalton. With Dalton being the “Carpet Capital of the World”, 40% of all jobs are in manufacturing. The retail sector follows with 12% of jobs.

The top 10 employers for jobs in Dalton are:

1. Shaw Industries, Inc
2. Mohawk Industries, Inc
3. Beaulieu of America, Inc
4. Hamilton Medical Center
5. Dalton Public Schools
6. TANDUS Group
7. J&J Industries
8. City of Dalton
9. Columbia Recycling Corp
10. Walmart

Describe the workforce and infrastructure needs of the business community:

One of the largest workforce needs in our community is increased technical education. Many of our industrial/manufacturing companies have jobs available, but the pool of candidates with training/education in those specific areas is small. We are working to identify target areas and implement training programs, such as Fast Track, for potential employees in these areas. Education and training is key to fill there open positions as well as future jobs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Many things are being done in our community to strengthen our workforce. Recently a **mechatronics curriculum** developed by industrial leaders and engineers in Dalton was presented and approved by the Georgia Department of Education as a pathway in the state of Georgia. Starting August 2013, this pathway is taught at the Northwest Georgia College and Career Academy. Also in our K-12 schools is Explore Experience and Camp DEM. **Explore Experience** is a three day job shadow opportunity for high school juniors to experience a chosen career path. It is available each Fall and Spring. Around 70 students participate at nearly 30 different local businesses. **Camp DEM** (Design, Engineering and Manufacturing Camp) is a summer camp designed to give students the opportunity to learn about design, engineering, fabrication, carpet design, career exploration, robotics, and electronics. Typically 70-80 middle school students participate in the camp. The hope is to encourage students in middle and high schools to think about the benefits of a technical education.

Outside of the school system, many community leaders and companies are working together on an initiative called **Fast Track**. Fast Track is a program developed out of industry need. It is designed to fill

gaps in the industry by training qualified candidates for particular career fields to quickly meet industry needs. This program was developed through the cooperative efforts of the Governor's Office of Workforce Development, Workforce Investment Act, Georgia Northwestern Technical College, the Greater Dalton Chamber/Dalton-Whitfield County Joint Development Authority and local industry leaders. The premise is that students are trained 40 hours per week for 10 weeks in a particular field the industry deems necessary. Once the student graduates, they will then take a position at a selected company. The first class in early 2014 was designed for maintenance technicians. Those graduates received a certificate in industrial maintenance. The program can be replicated to fit other industry needs, as well. The second and third class of candidates is currently being planned.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Based on the Educational Attainment by Employment Status, 58% of the civilian employed in Dalton has a high school degree or less. Only 20% of the work force has an Associate's degree leaving 22% with a Bachelor's degree or higher. Additionally, the labor force by Business Sector data indicates Dalton workers are concentrated in the manufacturing, retail trade, transportation and warehousing, or wholesale trade. Of the 31,275 jobs 20,035 are in these four sectors. These jobs require a lot of manual labor and less education. The Education Attainment by Age data shows that in all age groups the majority have high school diploma or less education, which indicates multiple generations of under educated workers in Dalton.

The workforce in Dalton has a background in industrial/manufacturing. Primarily this has been in the floorcovering industry, but the skills needed to perform these jobs are easily transferable to another type of industry. The person with an eye for inspecting carpet will also have the eye for inspecting other types of industries products. The community, Georgia Northwestern Technical College, and Dalton State College are working to offer programs to students that will meet the growing needs of our industry as it evolves and diversifies.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

While Dalton is not a center for formal training and workforce development, the City has access to a wide variety of potential workforce partners. Local opportunities range from Dalton State College, Dalton Whitfield Joint Development Authority (JDA), and Dalton Greater Chamber of Commerce. The

agencies may have projects that could be supported by the CDBG program should it be determined that any future allocations need to be used for a workforce training public service.

The following information was obtained from the JDA:

Many things are being done in our community to strengthen our workforce. Recently a **mechatronics curriculum** developed by industrial leaders and engineers in Dalton was presented and approved by the Georgia Department of Education as a pathway in the state of Georgia. Starting August 2013, this pathway is taught at the Northwest Georgia College and Career Academy. Also in our K-12 schools is Explore Experience and Camp DEM. **Explore Experience** is a three day job shadow opportunity for high school juniors to experience a chosen career path. It is available each Fall and Spring. Around 70 students participate at nearly 30 different local businesses. **Camp DEM** (Design, Engineering and Manufacturing Camp) is a summer camp designed to give students the opportunity to learn about design, engineering, fabrication, carpet design, career exploration, robotics and electronics. Typically 70-80 middle school students participate in the camp. The hope is to encourage students in middle and high schools to think about the benefits of a technical education.

Outside of the school system, many community leaders and companies are working together on an initiative called Fast Track. Fast Track is a program developed out of industry need. It is designed to fill gaps in the industry by training qualified candidates for particular career fields to quickly meet industry needs. This program was developed through the cooperative efforts of the Governor's Office of Workforce Development, Workforce Investment Act, Georgia Northwestern Technical College, the Greater Dalton Chamber/Dalton-Whitfield County Joint Development Authority and local industry leaders. The premise is that students are trained 40 hours per week for 10 weeks in a particular field the industry deems necessary. Once each student graduates, they will then take a position at a selected company. The first class in early 2014 was designed for maintenance technicians. Those graduated received a certificate in industrial maintenance. The program can be replicated to fit other industry needs, as well. Plans for a second and third class are currently being made.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City does not participate in a CEDS. However, the City has an Archway Partnership with the University of Georgia. This is an outreach platform to deliver a full range of higher education resources

to address economic and community development. The City of Dalton and Whitfield County are the Archway's eighth portal community as leaders seek to diversify the economic base and to further enhance quality of life.

The JDA is not familiar with CEDS. Many of our local plans for workforce have been described above: Primarily an increased focus on technical education (Mechatronics curriculum, Explore Experience, Camp DEM) and helping to train our current workers to meet industry need (technical certificate programs offered by the technical college, new degree programs offered by Dalton State, the Fast Track initiative).

The local economic development team works closely with the State of Georgia along with partners in economic development to take advantage of every opportunity available. Currently Dalton is partnering with 15 other communities in the tri-state region of Southeast Tennessee, Northwest Georgia and Northeast Alabama for an initiative named THRIVE 2055. This initiative will set a course for a shared future vision of our region. Thrive is currently in a process to identify regional values and goals along with a consensus on strategies that can be implemented for long-term prosperity of the region.

Discussion

Based on the above and the data available from other plans prepared by the City, it is clear that while manufacturing jobs comprise a significant portion of the overall Dalton workforce, the City's economy is becoming diversified and not staying dependent on any particular employment sector or company. The Dalton Whitfield Joint Development Authority 2013 Annual Report shows 43 active projects with 21.95% floor covering, 28.05% automotive, and 50% various types of companies.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The City has identified large populations of low-to-moderate income persons in Census Tracts 4, 5.02, 10, and 13. According to the Comprehensive Housing Affordability Strategy (CHAS) data these areas have a majority of the housing problems. These areas include the original mill villages and neighborhoods from the early 1930's. Majority of these homes are rental properties and public housing that are in desperate need of renovations.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the CHAS data, the above mentioned Census Tracts include 41% to 68% Hispanic or Latino persons. This shows a high concentration of low-income minorities in LMA's. The City defines high concentrations of minorities as those Census Tracts that have predominantly non-white households. The City's definition of an area of low-income concentration is those Census tracts that household incomes are less than \$32,480 (80% of the median household income).

What are the characteristics of the market in these areas/neighborhoods?

The market area in these four Census Tracts are characterized as aging single dwelling houses, worn public housing multifamily developments, manufacturing plants with minimal redevelopment, and investment taking places over the last several years.

Are there any community assets in these areas/neighborhoods?

A community asset is a quality, person or thing that is an advantage, a resource, or an item of value to an organization or community. In addition to citizens these areas includes schools, churches, and manufacturing plants, the Creative Arts Guild, Dalton Police Center, Dalton Community Center, Dalton City Hall, the Historic Downtown Area, and Hamilton Medical Center.

Are there other strategic opportunities in any of these areas?

The primary strategic opportunity is to improve the housing needs for low income families and the homeless through renovation and development of more affordable housing. The City also supports improvements that meet the American with Disability Act with better access in housing and infrastructure.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consolidated Plan must identify the priority needs of the jurisdiction and describe strategies that the City will undertake to serve these needs. The overall goals of the City are outlined from the information in the 2012 Urban Redevelopment Plan, The City's Analysis of Impediments to Fair Housing, and CHAS Data from the most recent US Census Data. The City also reviewed a Dalton Affordable Housing Assessment Report from The Housing Authority of the City of Dalton, Homeless Point and Time Count compiled by DCA. Through continual commitment to maintain communication with the public, local community leaders, consultation with citizens, government offices and local non-profits, along with an analysis of available data, the City has identified affordable housing needs and basic strategies for leveraging federal funding have been developed.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	LMI Census Tracts
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	

<p>Identify the neighborhood boundaries for this target area.</p>	<p>Census tracts 4, 5.02, 10, and 13</p> <p>These 4 Census Tracts are clustered in the North end of the City. The northern most side of tract consist of tract 4 and 5.02. It is bordered with Hwy 41 and SR71. This area is residential with manufacturing mixed. The area is also known as the Crown Mill Village. Along the western border is tract 5.02. This area is at I-75 and Hwy 41 which includes retail, restaurants and Dalton State College as well as residential. The eastern border is SR52 and Murray County. Tract 10 and 13 are in the east and contain retail and manufacturing with LMA residential areas. The southern area is track 13 along SR-52. This area is residential and manufacturing.</p> <p>Each Census Tract is described as follows:</p> <p>Census Tract 5.02 encompasses the area east of I-75, bounded on the north by the North Bypass (US Highway 41), bounded on the east by Glenwood Avenue, bounded on the south by Walnut Avenue, and the west by Thornton Avenue up to Waugh Street returning back to I-75.</p> <p>Census Tract 4 encompasses the area east of Glenwood Avenue (SR 71), bounded on the north by Dawnville Road, bounded on the east by Coahulla Creek, bounded on the south by Chatsworth Highway (SR 52) and Martin Luther King Jr Boulevard returning back to Glenwood Avenue.</p> <p>Census Tract 10 encompasses the area east of Glenwood Avenue, bounded on the north by Martin Luther King Jr. Boulevard, bounded on the east by Chatsworth Highway (SR 52), and bounded on the south by Morris Street returning back to Glenwood Avenue.</p> <p>Census Tract 13 encompasses the area east of Glenwood Avenue, bounded on the north by Morris Street, bounded on the east by Airport Road and Hill Road, bounded on the south by Piney Ridge Road and Old Piney Ridge Road, Riverbend Road, and Walnut Avenue returning back to Glenwood Avenue.</p>
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<p>Include specific housing and commercial characteristics of this target area.</p>	<p>As stated above, the area is mixed with LMI residential, retail, manufacturing and a local college. These are some of the oldest neighborhoods in Dalton are in this area and exist near older manufacturing plants that are in need of revitalization. The HACD is located thru out the 4 Census tracts and will provide vital housing needs for the LMI persons as they continue to renovate.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>Limited information was provided from citizens in this area. Local nonprofits and CDBG sub recipients service these areas and have a great desire to see improvements. The City Police Department sees a need for code enforcement in this area to try an elevate abandoned houses and unsafe living areas. Local officials see a need to assist the minorities that live and work in this target area.</p>
<p>Identify the needs in this target area.</p>	<p>More affordable housing is needed in these LMA's along with better transportation and walk ability.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>With the presence of a Code Enforcement Officer the City hopes to approve communication with the Hispanic population and finding ways to improve living conditions. With the CDBG funding for affordable housing and public housing improvements the living conditions for LMI persons can improve.</p>

<p>Are there barriers to improvement in this target area?</p>	<p>There are limited space for new construction and a high percent of rental properties so LMI housing improvements can be limited. The City not having public transportation improving transportation could be limited.</p>
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General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

These target areas have been identified using the 2010 Census Data. The local nonprofits that are funded by CDBG serve a large number of low to moderate income residents from these areas; however, no organization serves solely a specific geographic area. The geographic allocation of the City’s CDBG funds is guided by the determination that these funds can have the greatest impact when targeted to a specific area.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	LMI Census Tracts
	Associated Goals	Administration and Planning Increase and Improve Affordable Housing
	Description	Increase and Improve Affordable Housing in LMA areas. Focus on Census TRacts 4, 5.02, 10 and 13
	Basis for Relative Priority	The City, through the Need Assessment and Market Analysis determined that Affordable Housing is the priority need in the target area. The Census Data shows this area has the lowest income levels.
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence Elderly Persons with Physical Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	LMI Census Tracts
	Associated Goals	Administration and Planning Code Enforcement Prevent/Reduce Homelessness-Public Facility Reduce Homelessness-Public Service
	Description	The City will use CDBG funds to address homeless needs, transitional shelters, case management, and outreach programs to prevent homelessness.
	Basis for Relative Priority	The City, through public comments, the Need Assessment, and Market Analysis, has determined that homelessness is a priority need. Several local nonprofits have expressed a need for funding to prevent and shelter homeless persons in Dalton.
3	Priority Need Name	Non-housing Community Development
	Priority Level	High

Population	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Victims of Domestic Violence Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence</p>
Geographic Areas Affected	<p>LMI Census Tracts</p>
Associated Goals	<p>ADA Improvements amended 04-2017 to add sidewalk in LTA Administration and Planning Code Enforcement Enrich Community Services Reduce Homelessness-Public Service</p>
Description	<p>The City determined a priority need for funding public service projects to assist LMI and homeless persons, assist daycares with tuition assistance for LMI persons, improve ADA compliance at City Parks, and dedicate code enforcement to LMA. The City will also provide public facilities improvements for organizations that provide a service to LMI persons and homeless persons. Amended- sidewalks in LTA on streets without sidewalks.</p>
Basis for Relative Priority	<p>The City, through public comment, City department input, the Need Assessment, and Market Analysis, has determined a priority need for non-housing community development. The outreach to LMA, LMI persons, and persons with disabilities is a target area that the City has funded with past CDBG funds and has received several request for funding for the current year. Non-housing Community Development is an area the residents of the City can see an end result of the CDBG funds being spent in the community.</p>

Narrative (Optional)

Through comprehensive planning and analysis the City has identified the following priority needs: increase and improve affordable housing, homelessness, and non-housing community development. The City will provide CDBG funding for public facilities improvements, ADA upgrades to public parks, and code enforcement in LMA. The City will continue to support local nonprofits with public service funds for transitional housing, housing counseling, and to prevent homelessness. A small portion of funding will address economic opportunity, such as, child care assistance. **With a plan amendment in April 2017 the CDBG funds will be used to meet the need of walkability in the defined target area. Project for sidewalks to be added to a street within the Local Target Area and within a school zone where school bus service is not provided and children must walk to school.**

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The existing housing data in the Market Analysis indicates a cost burden impacts elderly, disabled, and the Hispanic population. The City will utilize the Market Analysis to make needed assessments.
TBRA for Non-Homeless Special Needs	Data is limited for the City’s special needs population at this time. The City will utilize the Market Analysis to make assessments. The HACD and DWCDC will continue to provide information to the City on the special needs population.
New Unit Production	The City has no information on new affordable housing units.
Rehabilitation	The City anticipates the HACD to continue the rehabilitation of the 90 units in need of repair. In addition to the CDBG funds, the HACD was awarded \$305,000 in CHIP funds that will be used to revitalize the owner occupied neighborhoods surrounding the Housing Authority properties. The CHIP funds will be targeting very low income homes with elderly persons living in the household.
Acquisition, including preservation	Acquisition strategies are not planned at this time.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City received \$383,617 in CDBG funds for 2013. These funds were allocated through a competitive application process and assisted numerous LMI persons. The projects were completed by City departments and local nonprofits. The same competitive process was utilized for the 2014-2018 Consolidated Plan and 2014 Annual Action Plan process. Funding for each year of the Con Plan will follow the same competitive process. In the spring of 2014, the City was awarded with a \$304,980 CHIP grant that will be utilized for rehabilitation of very low income owner occupied homes with an elderly person living in the home. The target area for the CHIP grant is in the Crown Mill Area (census tract 5.02). These funds will address the needs of the 2012 URP.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	379,015	0	0	379,015	1,516,060	This estimate is based on the 2014 CDBG award.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

For 2014, CDBG funds will not be leveraged with other City, State, or Federal funds. There are no matching requirements for the CDBG program. The City encourages matching funds and award extra points when scoring applicants that supplied other funding sources.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

All ADA renovations of City Parks will take place on currently owned City property. No acquisitions are planned. **AMENDED- all sidewalks will be installed on City Right of Ways.**

Discussion

In addition to City funds, the HACD is in the process of filing for a 9% LIHTC tax credit to be used for a complete renovation of several units within the Housing Authority. The estimated year of application is 2015.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DALTON	Government	Economic Development Non-homeless special needs Planning public facilities	Jurisdiction
DALTON-WHITFIELD COMMUNITY DEVELOPMENT CORPORATION	Non-profit organizations	Homelessness Non-homeless special needs Ownership Rental public services	Jurisdiction
The Housing Authority of the City of Dalton	Non-profit organizations	Public Housing Rental neighborhood improvements public facilities	Jurisdiction

**Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

The City of Dalton operates as a Mayor/Council form of government with a City Administrator. The Mayor and four Council Members are part-time employees. A full-time City Administrator is responsible for carrying out the Mayor and Council policy directives and managing the day to day operations of the City. The Mayor is elected by the entire City and the Council is elected by the district of residence. Each year, a Mayor Pro Tem is assigned from among the current members to assume all duties and powers of the Mayor during the Mayor’s absence or disability. For more information on the Council contact the City Clerk’s Office at 300 West Waugh Street, Dalton, GA 30720. Within the City organization, there are 15 departments that employ 375 full-time and 200 part-time employees.

The City has taken the CDBG Program management back in house in the Finance Department with limited support from WFN, Inc. Public Facility projects for the City are handled in house with the assistance of the Public Works and Park and Recreation departments. The City partners with local nonprofits for the undertaking of CDBG Public Service projects. The City funds Public Facility projects to local organizations to undertake facility improvements to benefit the LMI persons in the City.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

While there are agencies in the area that provide homeless services and housing in Dalton, the City is limited on data that clearly documents homeless specific needs. This makes it difficult to pin point such needs. The City continues to rely on the local nonprofits to supply the data they have available for homeless needs. The above chart was completed by the local United Way agency.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City currently does not have the organizational capacity to address the homeless population and/or persons with special needs. Therefore, the City relies on the local nonprofits to provide their information and data. This is an area the City supports with CDBG funds.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City has not adopted any specific strategies to address homelessness, the priority needs of homelessness, or persons at risk of becoming homeless. The City's objectives for addressing homelessness, as required by HUD Consolidated Plan regulations, will be as follows:

1. Establish outreach and planning with agencies that provide services and housing to the homeless to better document homeless needs for the City.
2. Work to develop partnerships with local homeless services, housing, and faith-based organizations to efficiently connect homeless persons with existing resources.

For the special needs population the City will be:

1. Identify agency resources to better capture the information on the needs of the special population.
2. The City works with the local building inspector to supply needed information on the permits to assist with ADA compliance requirements.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and Improve Affordable Housing	2014	2018	Affordable Housing Public Housing Non-Homeless Special Needs	LMI Census Tracts	Affordable Housing	CDBG: \$828,000	Rental units rehabilitated: 12 Household Housing Unit
2	Reduce Homelessness- Public Service	2014	2018	Homeless	LMI Census Tracts	Homelessness Non-housing Community Development	CDBG: \$201,450	Public service activities other than Low/Moderate Income Housing Benefit: 275 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 5 Households Assisted Homelessness Prevention: 55 Persons Assisted
3	Prevent/Reduce Homelessness- Public Facility	2014	2018	Homeless	LMI Census Tracts	Homelessness	CDBG: \$77,500	Homelessness Prevention: 1541 Persons Assisted
4	Code Enforcement	2014	2018	Code Enforcement Officer	LMI Census Tracts	Homelessness Non-housing Community Development	CDBG: \$62,075	Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Enrich Community Services	2014	2018	Non-Housing Community Development	LMI Census Tracts	Non-housing Community Development	CDBG: \$82,800	Public service activities for Low/Moderate Income Housing Benefit: 5 Households Assisted
6	ADA Improvements	2014	2018	Non-Homeless Special Needs ADA Compliance	LMI Census Tracts	Non-housing Community Development	CDBG: \$264,250	Other: 6109 Other
7	Administration and Planning	2014	2018	Administration and Planning	LMI Census Tracts	Affordable Housing Homelessness Non-housing Community Development	CDBG: \$379,000	Other: 1 Other

Table 53 – Goals Summary

ADD Goal#8: Sidewalks in Local Target Area: 2017-2018 Category ?? LMI Census Tract Non-Housing CD \$\$ ##

Goal Descriptions

1	Goal Name	Increase and Improve Affordable Housing
	Goal Description	Assist with the renovation of low income public housing. Focus on elderly and disabled as well as minority population (Hispanics).
2	Goal Name	Reduce Homelessness-Public Service
	Goal Description	Provide transitional housing, housing counseling, and emergency overnight shelter to persons of abuse and chronically homeless.

3	Goal Name	Prevent/Reduce Homelessness-Public Facility
	Goal Description	Repair and replace roof for a women's crisis center that provides overnight and extend shelter for victims of abuse. This includes women and children.
4	Goal Name	Code Enforcement
	Goal Description	Provide a dedicated code enforcement officer in LMA(Census Tract 5.02) to address abandoned and at risk properties.
5	Goal Name	Enrich Community Services
	Goal Description	Supply tuition assistance to local daycares for LMI families in Dalton .
6	Goal Name	ADA Improvements
	Goal Description	Improvement to City parks and playgrounds for ADA compliance
7	Goal Name	Administration and Planning
	Goal Description	The City will fund administration and planning 20% of the annual funding.

ADD Goal #8 Sidewalk Installation- Add sidewalk to a street without any sidewalks in LTA near a school with no bus service.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Dalton does not participate in the HOME program. The Housing Authority of the City of Dalton (HACD) is a separate legal entity, which owns and operates a public housing program. The HACD has 590 units which are concentrated in Dalton’s LMA. The City of Dalton does not administer a public housing program. The City does not administer the Section 8 Housing Choice Voucher Program. Currently only one apartment complex in Dalton accepts the Section 8 vouchers.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City does not undertake capital improvements that directly affect public housing project. The City is funding improvements with CDBG funds. The City will continue to address any infrastructure needs on the City right of ways in the LMA's and make access ADA compliant.

Activities to Increase Resident Involvements

The City will continue to follow its Citizen Participation Plan and work to resolve any barriers sited in the AI. The AI includes surveys and interviews that play a key role with citizen and key leaders' involvement to affordable fair housing.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City's AI states *that many barriers to affordable housing are beyond governmental control; however, there are several factors affecting housing can be identified at the municipal level. These factors can include zoning ordinances and land use controls. The AI also stated that the definition of "family" used by the Dalton Zoning Ordinance may be interpreted to restrict the ability of residents to live with roommates or aides, which can impact housing choices particularly for low-income or elderly or disabled residents. Zoning restrictions that effectively prevent large groups of people (the homeless, those recovering from addictions to drugs or alcohol, and those persons under the judicial or corrective control) from living in neighborhoods can deprive these individuals of their rights to fair housing choice.* The City has not received any complaints on these potential barriers. The Code Enforcement has been increased to address issues such as these barriers as part of the 2012 Urban Redevelopment Plan and will be a funded CDBG activity in FY2014.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City will review the above recommendations in the AI in attempt to remove all barriers to fair housing. The City will respond to any housing complaints as they are received.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City relies on the local organizations to support the homeless. The DWCDC and Providence Ministries are the two organizations the City refer the homeless to for support. A majority of the homeless portion of the Con Plan is supported by input from these organizations. The City will continue to build and support communications with the community and organizations to reach the needs of the homeless in Dalton. Based on the DCA 2011 Homelessness Report, Whitfield County had an estimate of 100-499 homeless persons. Dalton is the largest city in Whitfield County and is a central area to organize centers to assist the homeless.

Addressing the emergency and transitional housing needs of homeless persons

The City does not receive emergency shelter grants. The City maintains steady support for its nonprofits. DWCDC receives grant funds to assist with emergency shelter and provides intake to assess the needs of the LMI and homeless. Providence Ministries, Family Promise, and NW GA Family Crisis Center provide emergency shelter and transitional housing. Most of these groups receive funds through the CDBG program.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

While there are agencies that provide homeless services and housing options in Dalton, most reports and numbers are collected county-wide. Without data that clearly documents homeless needs specific for Dalton, it is difficult to address such needs. As stated previously, the City depends on local nonprofits to provide the best information for the City to understand the homeless need within in the City. The services these agencies provide for the homeless is needed and supported by the City.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City again relies on the local nonprofits to address the needs of low-income persons to educate and assist with housing, health, and social services to prevent them from becoming homeless.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

According to the 2010 Decennial Census, the City of Dalton has approximately 6,020 housing units built before 1979, which represents 53% of the housing stock in Dalton. The City will continue to follow the local building inspector's codes and regulations on lead based paint (LBP) inspections and removal. The Whitfield County office services the City of Dalton and currently adopts the State of Georgia requirements for LBP abatement.

How are the actions listed above related to the extent of lead poisoning and hazards?

The building inspection department for the City of Dalton and Whitfield County implements regulations that are in compliance with the Residential Lead-Based Paint Hazard Reduction Act of 1992, known as Title X. Sections 1012 and 1013 of Title X amended the LBP Poisoning Prevention of 1971, the basic law covering LBP in Federally associated housing. Section 1018 of this law directed the Department of Housing and Urban Development (HUD) and the Environmental Protection Agency (EPA) to require the disclosure of known information on LBP and hazards before the sale or lease of most housing built before 1978. In most cases related to lead poisoning of children, it has been through exposure to dust or debris from LBP. The Whitfield County Health Department maintains a list of all LBP cases for the City.

How are the actions listed above integrated into housing policies and procedures?

The City follows the policies and procedures of the local building inspection department.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Current programs that are designed to assist households with incomes below poverty level are provided by several local nonprofits. The City will continue to direct residents to these agencies for antipoverty assistance programs. The City's high poverty levels correspond with the target areas for CDBG funding. In the past, the City funded some of the nonprofits for housing needs and will continue to do so in the future.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Antipoverty Strategy is to use CDBG funding to support public service activities and facilities that seek to reduce poverty through training, individual case management, and employment opportunities. The City will also partner with nonprofit agencies in support of affordable housing, work and employment opportunities. The City funds the maximum CDBG public service of 15% each funding year to assist with these activities.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Dalton follows this outline for monitoring:

The City is responsible for managing the day-to-day operations of the CDBG Program and ensuring that CDBG funds are used in keeping with program requirements. Implementation of CDBG activities by other entities and sub recipients does not relieve the City of this responsibility.

The three primary goals of the City's monitoring procedures are to ensure production and accountability, ensure compliance with CDBG and other federal requirements, and to evaluate organizational and project performance.

The monitoring plan includes the following: objectives of the monitoring plan, standardized procedures for reporting by funding recipients, standardized procedures for review and monitoring, how risk will be identified and addressed, frequency of meetings, monitoring reviews and inspections, pre-monitoring preparation, use of staff and other resources for monitoring, monitoring "checklists", and sample monitoring letters.

The City should perform a risk assessment to identify which funding recipients require comprehensive monitoring. High risk funding recipients include those that are new to the CDBG program, experiencing turnover in key staff positions, plagued by past compliance or performance problems, undertaking multiple CDBG funded activities for the first time, and not submitting timely reports.

For experienced funding recipients that are successfully carrying out activities, the City could plan a more narrowly focused monitoring to examine areas where the regulations have changed, new activities that are being undertaken, or program aspects that led to problems in the past.

However, comprehensive monitoring reviews should be conducted periodically, even for funding recipients with strong past performance. Even the most effective and efficient funding recipients can neglect their responsibilities if the City does not hold them accountable.

Program monitoring reviews may be conducted in two ways. The first is to conduct what is referred to as a "desk review." The second, more intensive way to monitor CDBG funded programs and organizations is to conduct an on-site monitoring review.

Other general areas for project monitoring include:

The City will monitor project schedule:

Is the project on schedule and have all major milestones been met. If the project has been completed, are required annual reviews and re-certifications planned and scheduled for the coming year.

The City will monitor Project accomplishments:

Is the project meeting standards established in the written agreement, are costs on target, are the numbers of units proposed being produced. If applicable, is the quality of the construction/rehabilitation acceptable. If the project is finished, have the CDBG assisted units been rented/sold to income eligible households.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City received \$383,617 in CDBG funds for 2013. These funds were allocated through a competitive application process and assisted numerous LMI persons. The projects were completed by City departments and local nonprofits. The same competitive process was utilized for the 2014-2018 Consolidated Plan and 2014 Annual Action Plan process. Funding for each year of the Con Plan will follow the same competitive process. In the spring of 2014, the City was awarded with a \$304,980 CHIP grant that will be utilized for rehabilitation of very low income owner occupied homes with an elderly person living in the home. The target area for the CHIP grant is in the Crown Mill Area (census tract 5.02). These

funds will address the needs of the 2012 URP.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	379,015	0	0	379,015	1,516,060	This estimate is based on the 2014 CDBG award.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

For 2014, CDBG funds will not be leveraged with other City, State, or Federal funds. There are no matching requirements for the CDBG program. The City encourages matching funds and award extra points when scoring applicants that supplied other funding sources.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

All ADA renovations of City Parks will take place on currently owned City property. No acquisitions are planned. [AMENDED- All sidewalks will be added on the City Right of Way.](#)

Discussion

In addition to City funds, the HACD is in the process of filing for a 9% LIHTC tax credit to be used for a complete renovation of several units within the Housing Authority. The estimated year of application is 2015.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and Improve Affordable Housing	2014	2018	Affordable Housing Public Housing Non-Homeless Special Needs	LMI Census Tracts	Affordable Housing	CDBG: \$165,600	Rental units rehabilitated: 4 Household Housing Unit
2	Reduce Homelessness- Public Service	2014	2018	Homeless	LMI Census Tracts	Homelessness	CDBG: \$40,290	Public service activities other than Low/Moderate Income Housing Benefit: 275 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 5 Households Assisted Homelessness Prevention: 55 Persons Assisted
3	Prevent/Reduce Homelessness- Public Facility	2014	2014	Homeless	LMI Census Tracts	Homelessness	CDBG: \$15,500	Overnight/Emergency Shelter/Transitional Housing Beds added: 1541 Beds
4	Code Enforcement	2014	2018	Code Enforcement Officer	LMI Census Tracts	Non-housing Community Development	CDBG: \$12,415	Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Enrich Community Services	2014	2018	Non-Housing Community Development	LMI Census Tracts	Non-housing Community Development	CDBG: \$16,560	Public service activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted
6	ADA Improvements	2014	2018	Non-Homeless Special Needs ADA Compliance	LMI Census Tracts	Non-housing Community Development	CDBG: \$52,850	Other: 6109 Other
7	Administration and Planning	2014	2018	Administration and Planning	LMI Census Tracts	Non-housing Community Development	CDBG: \$75,800	Other: 1 Other

Table 55 – Goals Summary

ADD Goal #8

Goal Descriptions

1	Goal Name	Increase and Improve Affordable Housing
	Goal Description	Improvements at the Housing Authority of the City of Dalton
2	Goal Name	Reduce Homelessness-Public Service
	Goal Description	Case Management and transitional housing with Action Ministries and Family Promise. DWCDC homeless prevention intake.
3	Goal Name	Prevent/Reduce Homelessness-Public Facility
	Goal Description	New roof on the NW GA Family Crisis Center. Transition Housing and Emergency Shelter for abused women and children.

4	Goal Name	Code Enforcement
	Goal Description	City of Dalton Police Department to dedicate Code Enforcement to Census Tract 5.02.
5	Goal Name	Enrich Community Services
	Goal Description	Supply tuition assistance to local daycares for LMI families in Dalton.
6	Goal Name	ADA Improvements
	Goal Description	Improvements to City parks and playgrounds for ADA Compliance.
7	Goal Name	Administration and Planning
	Goal Description	The City will fund administration at 20%.

ADD Goal #8

Projects

AP-35 Projects – 91.220(d)

Introduction

In the City's prior two Consolidated Plans homelessness, housing for LMI, and LMA were the focus for the CDBG funding. The City funded limited economic development projects based on the restriction of the 15% public service funding cap. The City will continue to focus on these areas in the current Con Plan and Annual Action Plan. The City will fund the HACD and six nonprofit organizations to assist housing, homeless needs, and tuition assistance for daycare. The City will fund and oversee code enforcement in LMA and ADA renovation at City parks and playgrounds.

Projects

#	Project Name
1	DWCDC
2	Friendship House
3	Whitfield Dalton Daycare Center
4	Family Promise
5	Action Ministries
6	NWGFCC
7	City of Dalton Code Enforcement
8	ADA City Park Playground
9	Housing Authority of the City of Dalton
10	City Administration
11	2017-2018 Sidewalk Installation

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City reviewed and scored all applications on the ability to meet a National Objective, number of LMI persons served, ability to provide needed data for CDBG reporting, ability to meet financial audit requirements, and how the project met the focus of the City goals and priority needs set in the Con Plan. Funding was calculated based on type of project. Public services were funded at 100% of request for two top scoring agencies and allocated based on the scoring until the 15% cap was reached. The administration and planning was set aside at the 20% cap. Code enforcement was funded at 100% of request to address the need in a LMA for abandoned and unsafe houses. Public facilities received the balance of funds and was awarded based on scoring. Funds were allocated to housing improvements at

the Housing Authority of the City of Dalton, a new roof at NW GA Crisis Center, and a City Park playground for ADA renovations. [AMENDED- Install sidewalk in LTA on street with no sidewalks.](#)

AP-38 Project Summary

Project Summary Information

1	Project Name	DWCDC
	Target Area	LMI Census Tracts
	Goals Supported	Reduce Homelessness-Public Service
	Needs Addressed	Homelessness
	Funding	CDBG: \$15,000
	Description	50% of salary for Intake/Assessment Staff
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	A staff person to process intake information on clients needing assist to stabilize homeless households.
2	Project Name	Friendship House
	Target Area	LMI Census Tracts
	Goals Supported	Enrich Community Services
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$8,280
	Description	To provide Tuition Assistance for 3 toddlers from LMI families in the City of Dalton
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	To provide tuition assistance for 3 Very Low Income families in Dalton. This will allow parents to work or attend college.
3	Project Name	Whitfield Dalton Daycare Center
	Target Area	LMI Census Tracts
	Goals Supported	Enrich Community Services

	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$8,280
	Description	Tuition Assistance
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	To assist up to 6 children from LMI families with tuition. This will allow the parents to work or attend school.
4	Project Name	Family Promise
	Target Area	LMI Census Tracts
	Goals Supported	Reduce Homelessness-Public Service
	Needs Addressed	Homelessness
	Funding	CDBG: \$17,500
	Description	Salary of a Case Management staff for homeless transitional housing center.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Case management staff for homeless or at risk of homelessness persons.
5	Project Name	Action Ministries
	Target Area	LMI Census Tracts
	Goals Supported	Reduce Homelessness-Public Service
	Needs Addressed	Affordable Housing Homelessness
	Funding	CDBG: \$7,790
	Description	Transitional Housing case management, utilities, and leasing expenses.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	To pay for case management, utilities, and lease expenses for transitional housing to help prevent homelessness.
6	Project Name	NWGFCC
	Target Area	LMI Census Tracts
	Goals Supported	Prevent/Reduce Homelessness-Public Facility
	Needs Addressed	Homelessness
	Funding	CDBG: \$15,500
	Description	Renovate kitchen in the transitional housing area at the Crisis Center
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	To replace roof on the NW GA Family Crisis Center. The center house victims of domestic abuse. This is an emergency shelter and a transitional housing center.
7	Project Name	City of Dalton Code Enforcement
	Target Area	LMI Census Tracts
	Goals Supported	Code Enforcement
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$12,415
	Description	To dedicate a code officer to Census Tract 5.02 to address vacant housing and at risk properties in the City's LMA.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	To dedicate a 8 hour shift each week to work this Census Tract for code violations.
8	Project Name	ADA City Park Playground
	Target Area	LMI Census Tracts
	Goals Supported	ADA Improvements
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$52,850
	Description	To add and improve ADA compliance playground area in a City of Dalton Park.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improve and add ADA compliance playground to a City of Dalton Park.
9	Project Name	Housing Authority of the City of Dalton
	Target Area	LMI Census Tracts
	Goals Supported	Increase and Improve Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$165,600
	Description	Renovation of 2 one bedroom units for elderly and disabled LMI persons.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	To renovate 4 one bedroom units for the use of Shelter Plus Care Vouchers for the disabled and elderly.
10	Project Name	City Administration
	Target Area	LMI Census Tracts
	Goals Supported	Administration and Planning

	Needs Addressed	Affordable Housing Homelessness Non-housing Community Development
	Funding	CDBG: \$75,800
	Description	Administration and Planning
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	City CDBG Program administration
10	ADD Sidewalk Installation	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City recognized geographic regions with populations in need of affordable housing options. These areas include Census Tracts 4, 5.02, 10, and 13. These areas have a dense population of low to moderate income families and minority concentrations.

Geographic Distribution

Target Area	Percentage of Funds
LMI Census Tracts	82

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The geographic allocation of the City’s CDBG funds is guided by the determination that these funds can have the greatest impact when targeted to specific areas. The CDBG map is attached in the Appendix. As provided in 24 CFR Part 570.208 the City may elect to use these target areas to meet National Objective requirements for selected projects that specifically meet the Area Benefit category of activities.

Discussion

The City has allocated funding to projects in this target area to attempt to provide the greatest impact on the LMI persons in an area of most need. Most of the public service projects that are funded through CDBG program provide Dalton and Whitfield County benefits to all low and moderate income persons but have a high concentration of support in this target area. The HACD has 590 units, with all these units located in the defined target area.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Consolidated Plan analyzed the cost of the current housing stock located in the City. The cost of rental housing in Dalton is not affordable for the LMI person. As addressed in the City’s 2014 AI Fair Housing, 47% of Dalton residents are unable to afford a two bedroom house at the fair market rent as assessed by HUD.

The affordability of housing has remained somewhat unstable for the past several years and it is not forecasted to change drastically in the next five years. According to the American Community Survey in 2011, 34% of home owners in Dalton spent more than 30% of the annual household income on housing related cost. The City is working with the local Housing Authority, DWCDC, and other nonprofits to support more mixed income housing in redevelopment areas.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	3
Special-Needs	1
Total	4

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	3
The Production of New Units	0
Rehab of Existing Units	1
Acquisition of Existing Units	0
Total	4

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The non-homeless are persons receiving case management in attempt to avoid homelessness. The City will continue to strive for more ways to address affordability issues.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the City of Dalton (HACD) is separate legal entity, which owns and operates a public housing program. The HACD has 590 units which are concentrated in Dalton's targeted LMA. The City of Dalton does not administer a public housing program. The City does not administer the Section 8 Housing Choice Voucher Program. Currently, only one apartment complex in Dalton accepts the Section 8 vouchers.

Actions planned during the next year to address the needs to public housing

The City will be funding the HACD with CDBG funds in 2014 for the renovation of four 1 bedroom units. The units will be available for the elderly and disabled persons. Shelter Plus Care vouchers will be used for assistance with rental cost of these units. The City is also assisting the HACD with the steps necessary to complete the 9% LIHTC tax credit application they plan to submit in 2015.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City does not plan to take any action to encourage resident participation in public housing management or homeownership programs. The HACD and local nonprofits offer housing counseling and assistance.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

The City of Dalton will continue to meet and correspond with local nonprofit service providers and the HACD to address public housing needs. The City funded that HACD in 2013 and will be funding housing unit renovations in 2014. The City will continue to develop stronger partnerships for the development of the Analysis to Impediments and to better address the barriers to fair housing that have been identified.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

With respect to homelessness, the Annual Action Plan must include the City’s strategy for reducing and ending homelessness through:

1. Helping low income families avoid becoming homeless;
2. Reaching out to homeless persons and assessing their individual needs;
3. Addressing the emergency shelter and transitional housing needs of homeless persons;
4. Helping homeless person make a transition to permanent housing and independent living.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City’s objective to addressing homelessness will be outreach and planning with nonprofit agencies that provide services and housing to the homeless to better document homeless needs. The City will continue to work to develop partnerships with existing homeless service organizations and housing agencies to efficiently connect homeless persons with existing resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City does not receive emergency shelter grants. The City maintains steady support for its nonprofits. DWCDC receives grant funds to assist with emergency shelter and provides intake to assess the needs of the LMI and homeless. Providence Ministries, Family Promise, and NW GA Family Crisis Center provide emergency shelter and transitional housing. Most of these groups receive funds through the CDBG program.

Helping homeless persons (especially chronically homeless individuals and families, families

with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

While there are agencies that provide homeless services and housing options in Dalton, there is a significant lack of data that clearly documents homeless needs specifically for the City. Most agencies numbers are by counties. Due to this lack of data, it is difficult to establish specific needs for this category. In the 2011 Report of Homelessness (DCA) Whitfield County had 100-499 homeless persons. This number is 50% higher than the surrounding counties. The City assumes, with Dalton being the largest city in Whitfield County, that a large number of homeless would reside in the City limits.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City has not adopted any specific strategies to address homelessness and the priority need of homeless persons. This is due largely to the lack of existing combined data on homeless people in the City. At the current time, the City utilizes each nonprofits service data to review the needs on an individual basis.

Discussion

The City's strategy for addressing the homeless needs is to better document the specific needs of the homeless in Dalton. This will help develop a measured and useful approach to addressing these needs.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City's AI states *that many barriers to affordable housing are beyond governmental control, several factors affecting housing can be identified at the municipal level. These factors can include zoning ordinances and land use controls. The AI also addressed that the definition of "family" used by the Dalton Zoning Ordinance may be interpreted to restrict the ability of residents to live with roommates or aides, which can impact housing choices particularly for low-income or elderly or disabled residents. Zoning restrictions that effectively prevent large groups of people (the homeless, those recovering from addictions to drugs or alcohol, and those persons under the judicial or corrective control) from living in neighborhoods can deprive these individuals of their rights to fair housing choice.* The City has not received any complaints on these potential barriers. The code enforcement has been increased to address issues such as these barriers as part of the 2012 Urban Redevelopment Plan and will be a funded CDBG activity in FY2014.

Two barriers revealed in the AI are:

Impediment #1: Lack of Public Transportation Options

Impediment #2: Lack of Fair Housing Education, Testing and Enforcement Capacity

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City will continue to collaborate with local nonprofits agencies to allocate resources for transportation programs for the elderly, disabled, or low-income residents as well as work with Whitfield County to review transportation planning efforts to advocate public infrastructure improvements that align with the goal of expanding housing choice. In search for a solution for the education, testing and enforcement the City will work with a local agencies and sustain a robust public interest ad campaign to increase the public's awareness of housing discrimination and of the process for filing a complaint and increase opportunities for representation of victims of discrimination in the

pursuit of legal recourse.

Discussion:

The City has an important role to play in removing the barriers to fair housing but these impediments are systemic and require effort from both private and public sectors to correct. Implementation of the recommendation addressed in the AI, will assist the City of Dalton in achieving the reality of being an open and inclusive community that truly embraces Fair Housing Choices for all residents.

AP-85 Other Actions – 91.220(k)

Introduction:

The Annual Action Plan must describe planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing
- Evaluate and reduce lead-based paint hazards
- Reduce the number of poverty-level families
- Develop institutional structure
- Enhance Coordination

To do so, the City supports housing efforts of the HACD and local nonprofits. The City current designated projects to support several local nonprofits which provide a wide-array of services related to affordable housing and homelessness.

Actions planned to address obstacles to meeting underserved needs

The City has chosen to fund four local organization's projects that are related to improving the affordability and availability of LMI housing. Action Ministries and Family Promise offer transitional housing and case management to assist with permanent housing. The HACD will be renovating units for the use of Shelter Plus Care vouchers to assist elderly and disabled. The City funded the Dalton Whitfield Community Development to provide an intake person to assist with housing and homeless needs.

Actions planned to foster and maintain affordable housing

In funding the HACD, the City is assisting with the requirements needed for the authority to apply for 9% LIHTC tax credit in 2015. If the HCDA receives this tax credit, they can continue redevelopment of affordable housing units in the LMA that is in the City's CDBG target area. The CDBG 2014 funding for HACD will be used to renovate four 1 bedroom units to assist low income elderly and disabled persons.

Actions planned to reduce lead-based paint hazards

The City of Dalton has approximately 6,020 housing units built before 1979 according to the 2010 Decennial Census, which represents 53% of the housing stock in Dalton. The City will continue to follow the local building inspector's codes and regulations on lead based paint (LBP) inspections and removal.

The Whitfield County office services the City of Dalton and currently adopts the State of Georgia requirements for LBP abatement. Currently the City is not planning to undertake any housing activities and will not disturb LBP. All CDBG sub recipients are required to follow local and HUD requirements when disturbing LBP.

Actions planned to reduce the number of poverty-level families

Current programs that are designed to assist households with incomes below poverty level are provided by several local nonprofits. The City will continue to direct residents to these agencies for antipoverty assistance programs. The City's highest poverty levels correspond with the target areas for CDBG funding. In the past, the City funded some of the nonprofits for housing needs and will continue in the future.

The Antipoverty Strategy section of the Con Plan is to use CDBG funding to support public service activities and facilities that seek to reduce poverty through training, individual case management, and employment opportunities. The City will also partner with nonprofit agencies in support of affordable housing, work and employment opportunities. The City funds the maximum CDBG public service of 15% each funding year to assist with these activities.

Actions planned to develop institutional structure

The City currently does not have the organizational capacity to address the homeless population and/or persons with special needs. Therefore we rely on the local nonprofits to provide their needs. This is an area the City supports with CDBG funds.

The City has not adopted any specific strategies to address homelessness and the priority needs of homelessness or persons at risk of becoming homeless.

The City's objectives for addressing homelessness, as required by HUD Consolidated Plan regulations, will be as follows:

- Establish an outreach and planning with agencies that provide services and housing to the homeless to better document homeless needs for the City. Work to develop partnerships with local homeless services, housing, and faith-based organizations to efficiently connect homeless persons with existing resources. For the special needs population the City will be: Identify agency resources to better capture the information on the needs of the special population. Work with the local building inspector to supply needed information on the permits to assist with ADA

compliance requirements.

Actions planned to enhance coordination between public and private housing and social service agencies

The City maintains contact with HACD and provides support as necessary. The City will work with organizations and agencies to better document homeless and housing needs.

Discussion:

The actions outlined above will facilitate the City's ability to overcome obstacles in meeting the underserved needs of the LMI population.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City estimates that it will use all 2014 CDBG funding of \$379,015 for activities that benefit persons of low and moderate income. 15% for the funds will be public service projects, 3% code enforcement, 62% public facility, and 20% administration fee. The City will not generate any program income.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion:

The total amount of funds for 2014 allocated to low and moderate income persons will be \$303,212. This is the total funding less the 20% administration cost. The City does not have a line of credit and does not have urban renewal settlements. No urgent needs activities have been identified in the City and no program income is anticipated.

Appendix - Alternate/Local Data Sources

1	Data Source Name Fair Housing Survey Data-WFN, Inc.
	List the name of the organization or individual who originated the data set. W. Frank Newton, Inc.
	Provide a brief summary of the data set. A fair housing survey was taken to collect information for the AI and needs assessment section of the Con Plan. Based on the survey many residents expressed a need for improvement on fair housing education efforts directly to the housing industry and to the general public.
	What was the purpose for developing this data set? For the completion of the AI and the Con Plan.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The survey was made available on the City's website and shared by email to the local nonprofits in the City. The survey was available for all residents in the City
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? September 2013-October 2013
	What is the status of the data set (complete, in progress, or planned)? Complete
	2
Data Source Name NWGRC LMI Area Map	
List the name of the organization or individual who originated the data set. North West Georgia Regional Commission (NWGRC)	
Provide a brief summary of the data set. The NWGRC used the data from the U.S. Census Bureau, 2008-2012 American Community Survey to create a LMI Area census tract map. This map was used to identify the LMA for CDBG funding.	
What was the purpose for developing this data set? LMA Map	
Provide the year (and optionally month, or month and day) for when the data was collected. April 2014	
Briefly describe the methodology for the data collection. U.S. Census Bureau, 2008-2012 American Community Survey data	

	<p>Describe the total population from which the sample was taken.</p> <p>The complete jurisdiction of the City.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>N/A</p>
3	<p>Data Source Name</p> <p>Services Targeted to Homeless Persons</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>United Way of Northwest Georgia</p>
	<p>Provide a brief summary of the data set.</p> <p>The United Way provide the information to complete the chart in section SP-40. The data was collected from the 211 assistance phone service.</p>
	<p>What was the purpose for developing this data set?</p> <p>This data was used to determine the services available to the homeless.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>The data was collected in 2013.</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Data collected as residents called 211 for assistance.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>All residents of the City have access to the 211 service.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>All calls received from Dalton residents were included in the data.</p>
4	<p>Data Source Name</p> <p>Housing Authority of the City of Dalton</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Housing Authority of the City of Dalton (HACD)</p>
	<p>Provide a brief summary of the data set.</p> <p>The information from HACD was obtained for number of persons served in public housing.</p>
	<p>What was the purpose for developing this data set?</p> <p>Used data for information in the Market Analysis.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2013</p>

	<p>Briefly describe the methodology for the data collection.</p> <p>Data was collected at the HACD in 2013 and was based on rental applications and intake information.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The data ws collected on tenants at the HACD.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>N/A</p>